

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: View Ridge / Cedar Park / Sheridan Beach / 46

Previous Physical Inspection: 2006 for Sheridan Beach and 2003 for the balance of the area

Improved Sales:

Number of Sales: 476

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$336,600	\$260,000	\$596,600	\$674,500	88.5%	15.20%
2007 Value	\$371,700	\$288,100	\$659,800	\$674,500	97.8%	14.73%
Change	+\$35,100	+\$28,100	+\$63,200		+9.3%	-0.47%
% Change	+10.4%	+10.8%	+10.6%		+10.5%	-3.09%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.47 and -3.09% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$377,500	\$266,300	\$643,800
2007 Value	\$417,000	\$294,800	\$711,800
Percent Change	+10.5%	+10.7%	+10.6%

Number of one to three unit residences in the Population: 3854

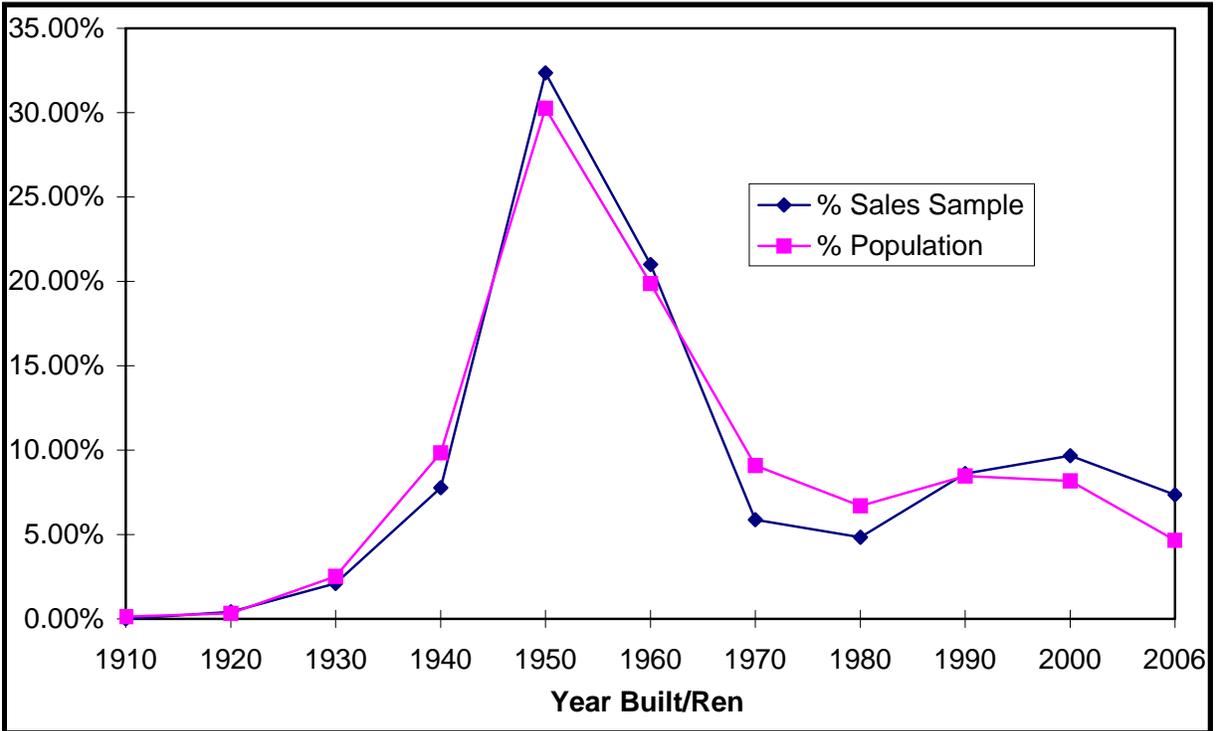
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with grade 7 or 8 houses had lower assessment ratios than other properties and needed greater upward adjustments. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.42%
1930	10	2.10%
1940	37	7.77%
1950	154	32.35%
1960	100	21.01%
1970	28	5.88%
1980	23	4.83%
1990	41	8.61%
2000	46	9.66%
2006	35	7.35%
	476	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.13%
1920	13	0.34%
1930	97	2.52%
1940	379	9.83%
1950	1166	30.25%
1960	766	19.88%
1970	350	9.08%
1980	258	6.69%
1990	326	8.46%
2000	315	8.17%
2006	179	4.64%
	3854	

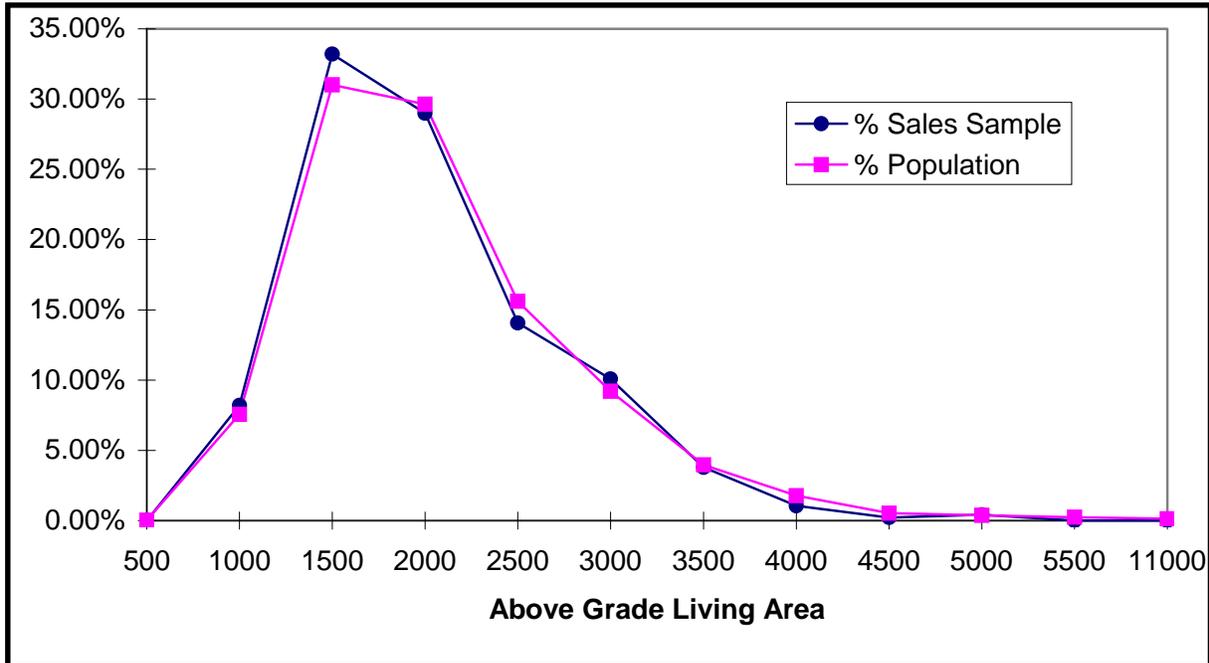


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	39	8.19%
1500	158	33.19%
2000	138	28.99%
2500	67	14.08%
3000	48	10.08%
3500	18	3.78%
4000	5	1.05%
4500	1	0.21%
5000	2	0.42%
5500	0	0.00%
11000	0	0.00%
	476	

Population		
AGLA	Frequency	% Population
500	1	0.03%
1000	291	7.55%
1500	1195	31.01%
2000	1142	29.63%
2500	601	15.59%
3000	355	9.21%
3500	153	3.97%
4000	68	1.76%
4500	20	0.52%
5000	14	0.36%
5500	9	0.23%
11000	5	0.13%
	3854	

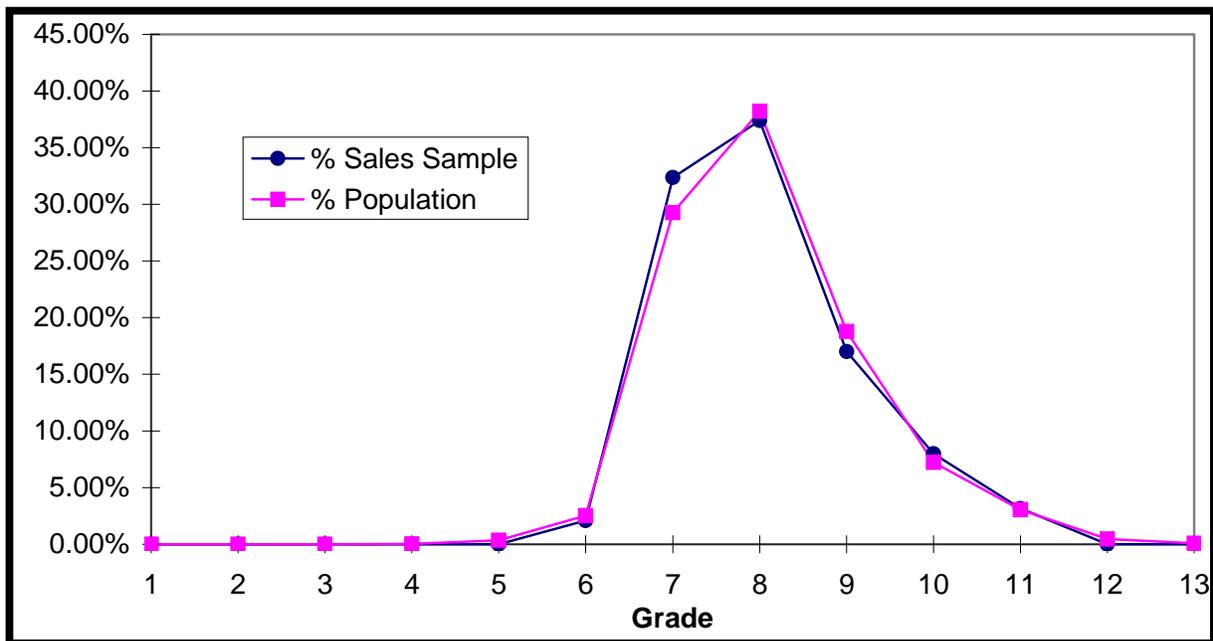


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

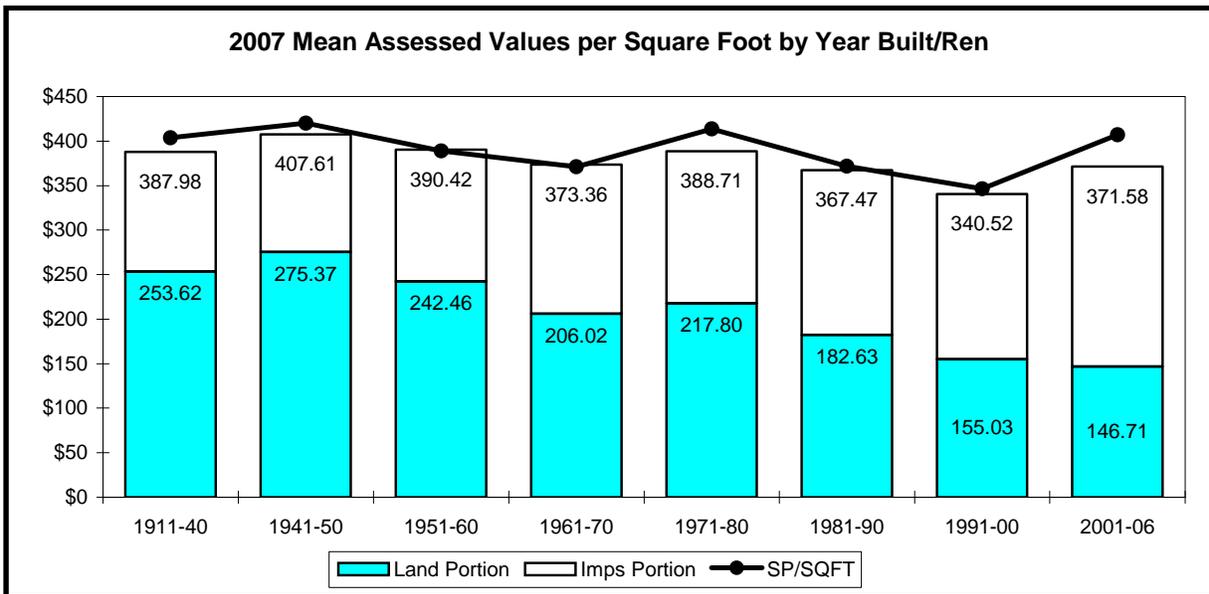
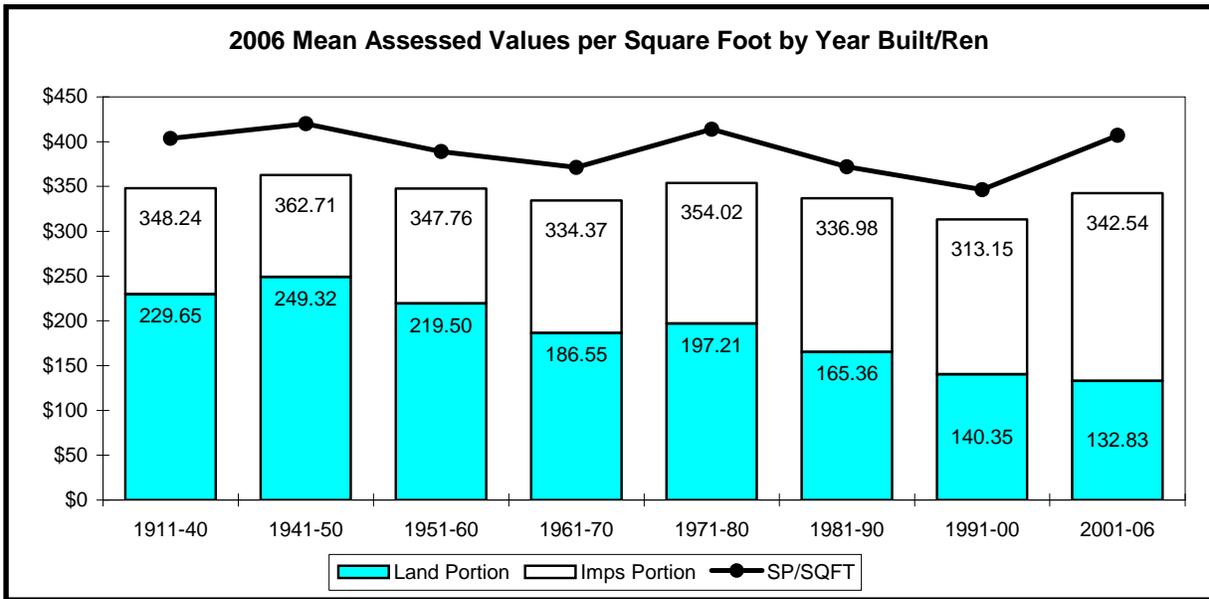
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	10	2.10%
7	154	32.35%
8	178	37.39%
9	81	17.02%
10	38	7.98%
11	15	3.15%
12	0	0.00%
13	0	0.00%
	476	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.03%
5	14	0.36%
6	97	2.52%
7	1128	29.27%
8	1473	38.22%
9	724	18.79%
10	279	7.24%
11	117	3.04%
12	18	0.47%
13	3	0.08%
	3854	



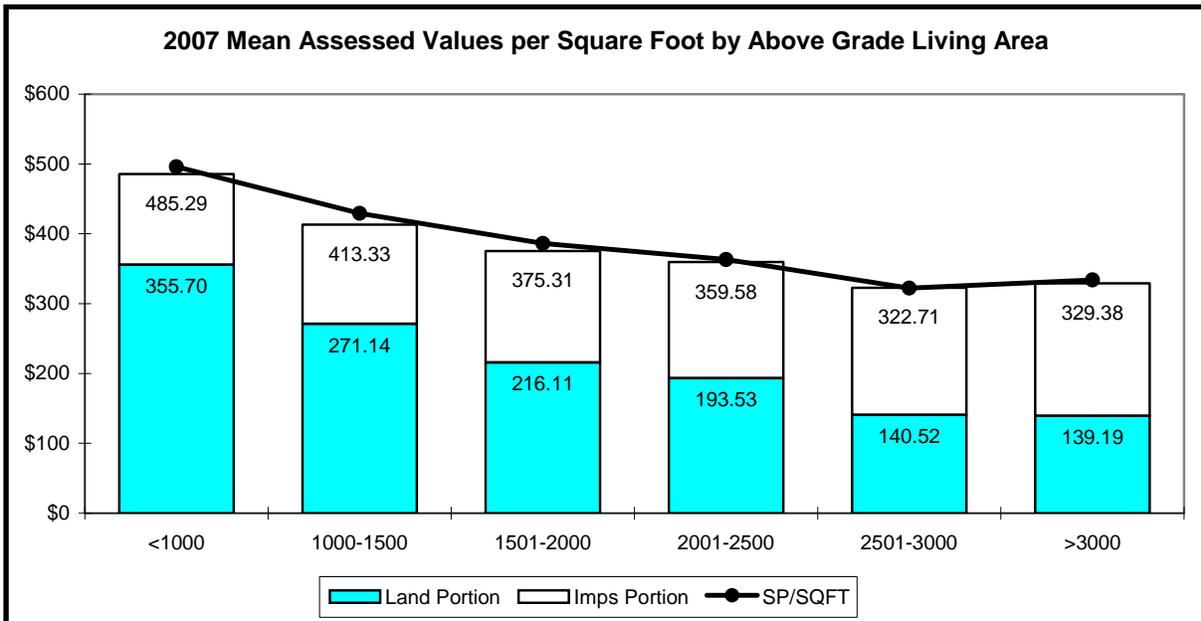
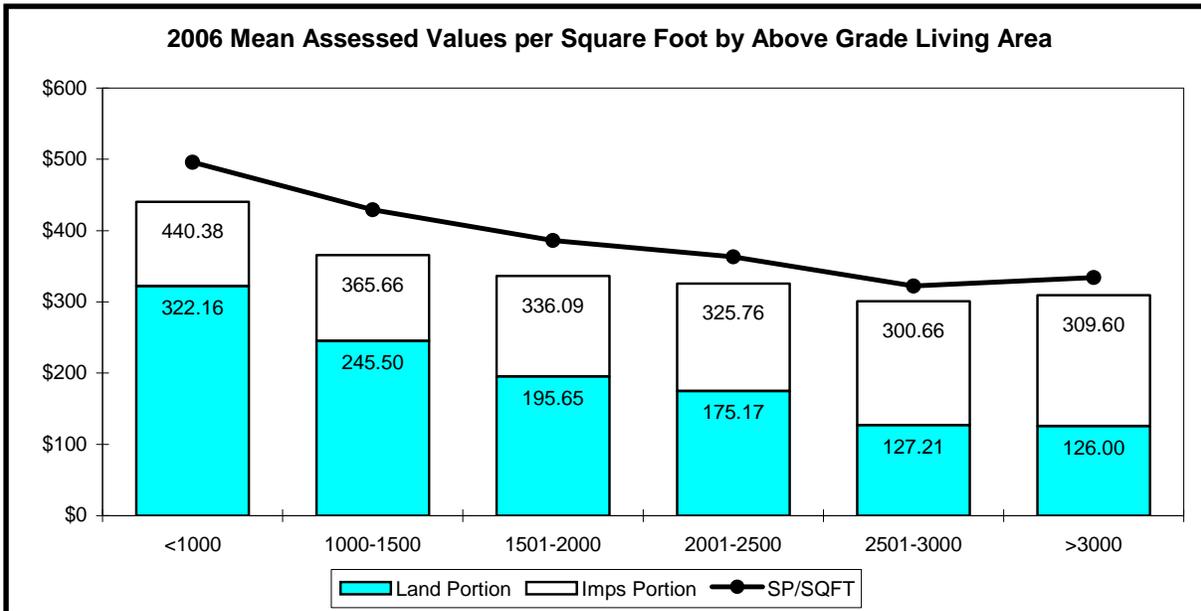
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



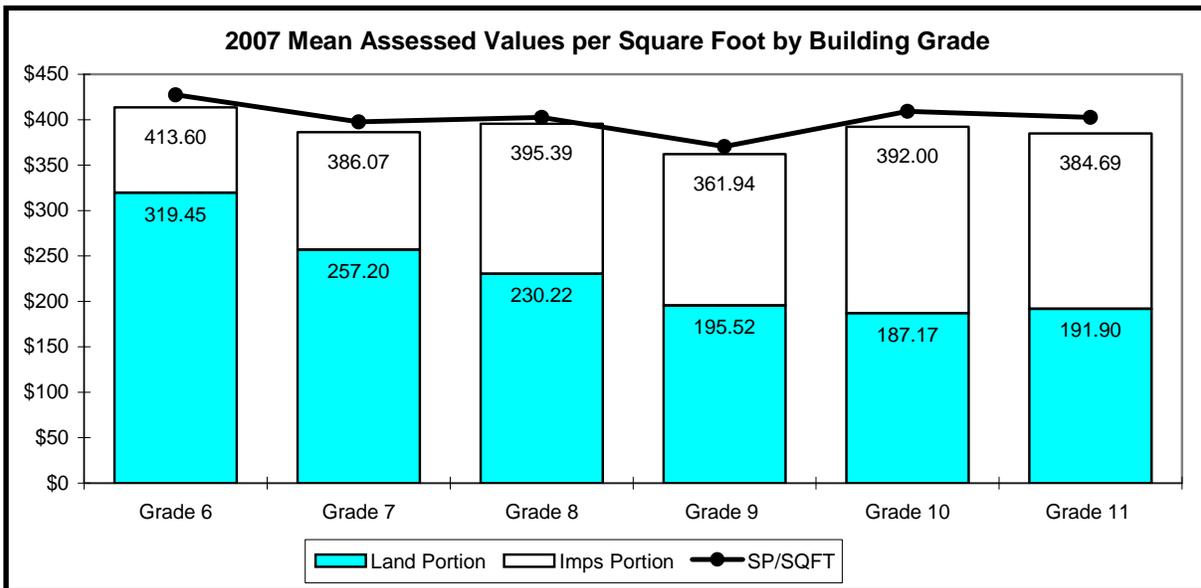
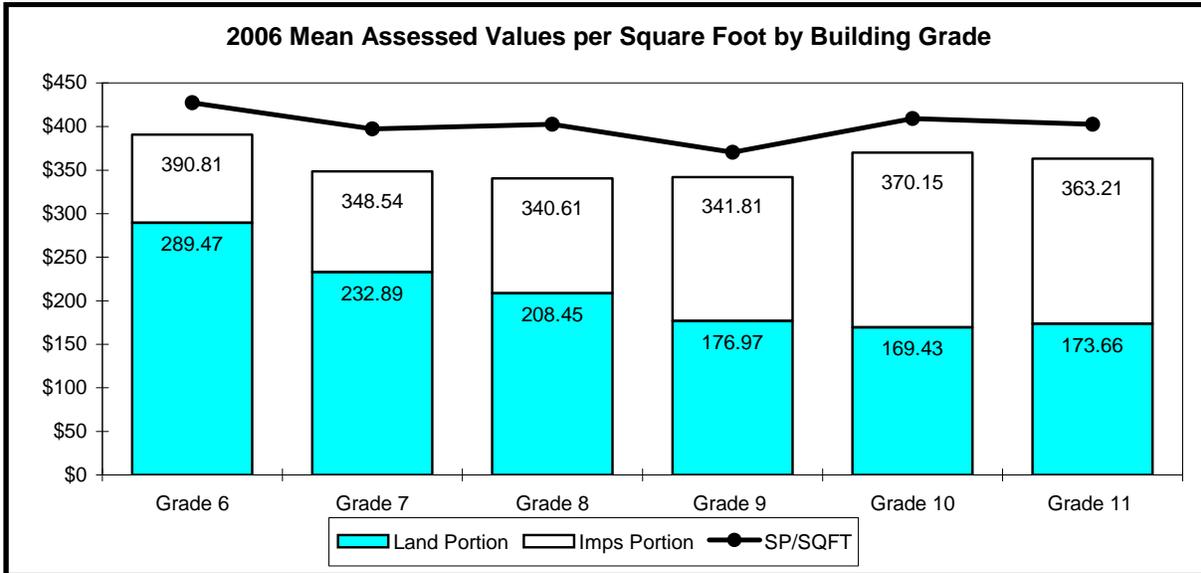
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area

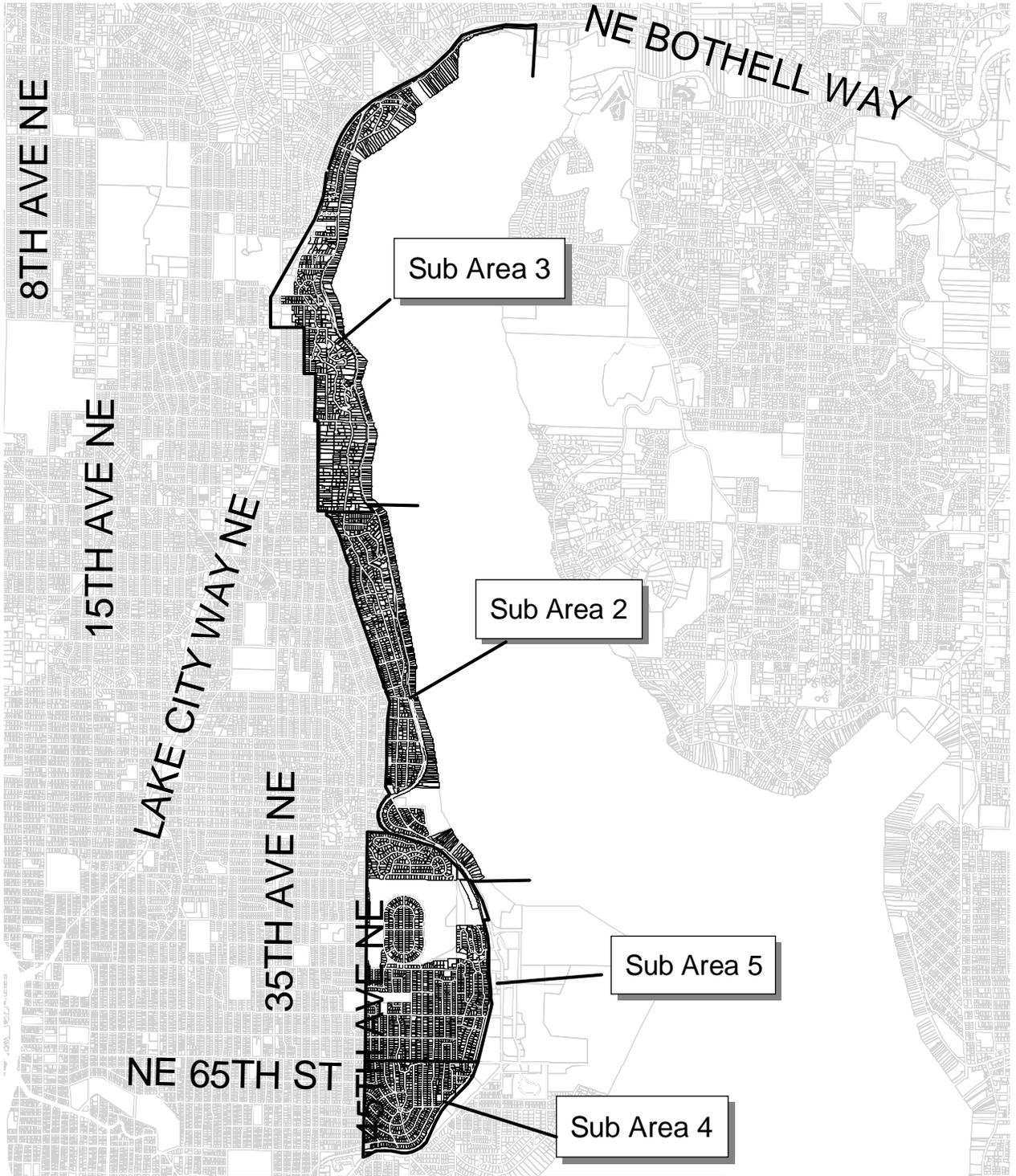


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



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King County
Department of Assessments

Area 46

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant sales to derive a market adjustment based only on vacant sales. Based on the overall percentage change indicated by the sales sample, an overall adjustment was derived. This resulted in an overall 10.5% increase in land assessments in the area for the 2007 assessment year. The formula is:

$$\mathbf{2007\ Land\ Value = 2006\ Land\ Value \times 1.106\ with\ the\ result\ rounded\ down\ to\ the\ next\ \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 476 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with grade 7 or 8 houses had lower assessment ratios than other properties and needed greater upward adjustments.

The derived adjustment formula is:

$$\mathbf{2007\ Total\ Value = 2006\ Total\ Value / (0.9437364) - (0.0418589\ if\ Grade\ 7) - (0.0829773\ if\ Grade\ 8)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007\ Improvements\ Value = 2007\ Total\ Value\ minus\ 2007\ Land\ Value$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.106) – 2007 Land Value = New Improvement Value.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.106) – 2007 Land Value = New Improvement Value.
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in Real Property.
 - * Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 46 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.96%

Grade 7	Yes
% Adjustment	4.92%
Grade 8	Yes
% Adjustment	10.21%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a grade 7 house would *approximately* receive a 10.88% upward adjustment (5.96% + 4.92%). 1128 parcels in the improved population would receive this adjustment. There were 154 sales.

A parcel with a grade 8 house would *approximately* receive a 16.17% upward adjustment (5.96% + 10.21%). 1473 parcels in the improved population would receive this adjustment. There were 178 sales.

There were no properties that would receive a multiple upward variable adjustment.

32% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 46 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	10	0.917	0.970	5.8%	0.854	1.086
7	154	0.882	0.977	10.8%	0.951	1.002
8	178	0.848	0.984	16.1%	0.963	1.005
9	81	0.923	0.978	5.9%	0.947	1.008
10	38	0.912	0.966	5.9%	0.920	1.013
11	15	0.920	0.974	5.9%	0.889	1.059
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1911-1940	49	0.868	0.968	11.5%	0.928	1.009
1941-1950	154	0.860	0.969	12.6%	0.945	0.992
1951-1960	100	0.900	1.006	11.9%	0.978	1.034
1961-1970	28	0.897	1.003	11.8%	0.948	1.058
1971-1980	23	0.858	0.937	9.2%	0.867	1.007
1981-1990	41	0.925	1.005	8.5%	0.960	1.049
1991-2000	46	0.915	0.988	7.9%	0.946	1.029
>2000	35	0.868	0.933	7.6%	0.878	0.989
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	317	0.884	0.974	10.1%	0.958	0.990
Good	128	0.896	0.999	11.6%	0.974	1.025
Very Good	31	0.847	0.941	11.1%	0.887	0.995
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	287	0.879	0.984	12.0%	0.967	1.002
1.5	49	0.903	1.001	10.9%	0.965	1.037
2	128	0.888	0.965	8.6%	0.941	0.990
2.5	1	0.843	0.893	5.9%	n/a	n/a
3	11	0.880	0.951	8.0%	0.810	1.091

Area 46 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

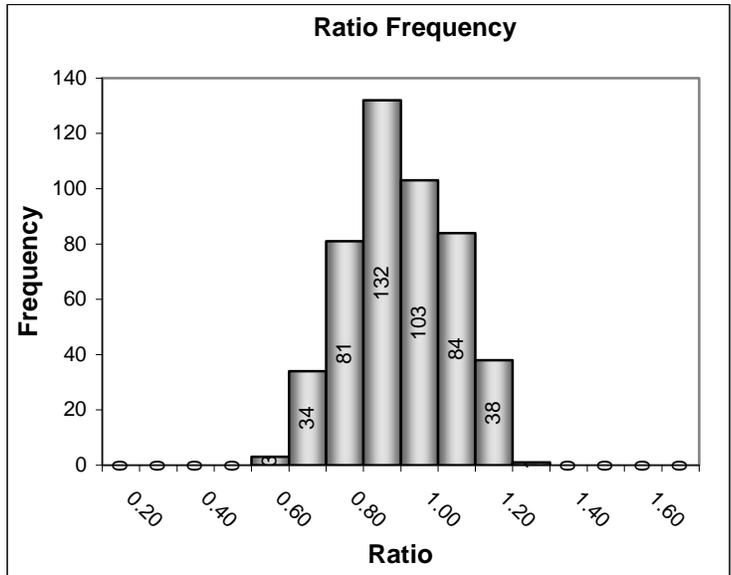
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1000	36	0.887	0.978	10.3%	0.927	1.030
1000-1500	161	0.853	0.964	13.0%	0.941	0.987
1501-2000	138	0.871	0.972	11.6%	0.946	0.998
2001-2500	67	0.895	0.987	10.3%	0.952	1.022
2501-3000	48	0.933	1.001	7.3%	0.964	1.038
>3000	26	0.929	0.988	6.4%	0.929	1.048
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	214	0.883	0.984	11.4%	0.963	1.004
Yes	262	0.886	0.975	10.1%	0.958	0.992
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	448	0.890	0.985	10.8%	0.972	0.999
Yes	28	0.846	0.923	9.2%	0.864	0.982
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	110	0.868	0.965	11.2%	0.937	0.993
3	109	0.885	0.973	9.9%	0.945	1.001
4	82	0.905	1.008	11.4%	0.976	1.040
5	175	0.886	0.978	10.4%	0.956	1.000
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<4000	21	0.767	0.859	12.0%	0.802	0.917
4000-4999	23	0.860	0.957	11.3%	0.887	1.028
5000-5999	69	0.929	1.025	10.3%	0.993	1.056
6000-6999	127	0.897	0.999	11.4%	0.973	1.025
7000-7999	101	0.869	0.962	10.8%	0.934	0.990
8000-9999	67	0.886	0.974	9.9%	0.942	1.007
10000-14999	52	0.891	0.975	9.5%	0.931	1.019
>=15000	16	0.891	0.977	9.7%	0.890	1.065

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2006	Date of Report: 7/18/2007	Sales Dates: 1/2004 - 12/2006
Area View Ridge / Cedar Park / Sheridan Beach	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	476
Mean Assessed Value	596,600
Mean Sales Price	674,500
Standard Deviation AV	236,425
Standard Deviation SP	279,281
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.899
Median Ratio	0.889
Weighted Mean Ratio	0.885
UNIFORMITY	
Lowest ratio	0.584
Highest ratio:	1.214
Coefficient of Dispersion	12.68%
Standard Deviation	0.137
Coefficient of Variation	15.20%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.876
Upper limit	0.911
95% Confidence: Mean	
Lower limit	0.887
Upper limit	0.911
SAMPLE SIZE EVALUATION	
N (population size)	3854
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.137
Recommended minimum:	30
Actual sample size:	476
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	249
# ratios above mean:	227
z:	1.008
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 46

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2007	Date of Report: 8/1/2007	Sales Dates: 1/2004 - 12/2006
Area View Ridge / Cedar Park / Sheridan Beach	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	476
Mean Assessed Value	659,800
Mean Sales Price	674,500
Standard Deviation AV	247,623
Standard Deviation SP	279,281

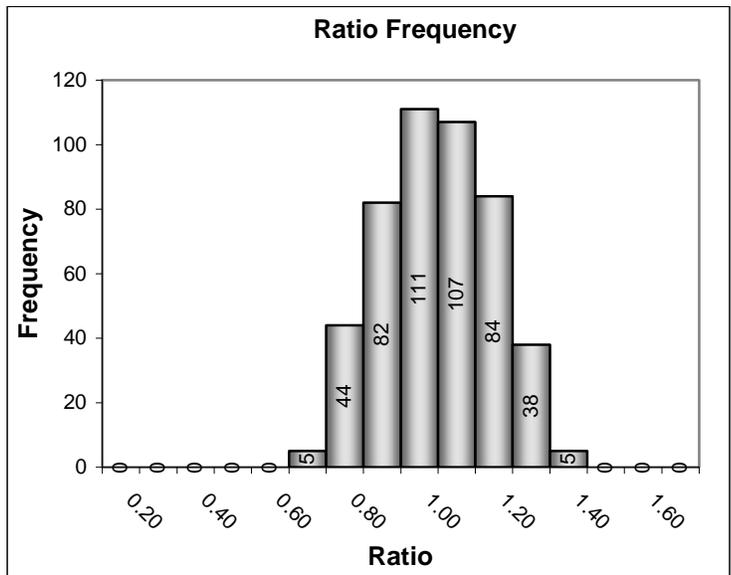
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.995
Weighted Mean Ratio	0.978

UNIFORMITY	
Lowest ratio	0.676
Highest ratio:	1.338
Coefficient of Dispersion	12.24%
Standard Deviation	0.147
Coefficient of Variation	14.73%
Price Related Differential (PRD)	1.021

RELIABILITY	
95% Confidence: Median	
Lower limit	0.975
Upper limit	1.016
95% Confidence: Mean	
Lower limit	0.986
Upper limit	1.012

SAMPLE SIZE EVALUATION	
N (population size)	3854
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.147
Recommended minimum:	35
Actual sample size:	476
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	241
# ratios above mean:	235
z:	0.275
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 46

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	735220	0195	1/20/04	\$855,000	830	950	6	1931	3	3716	Yes	Yes	10546 RIVIERA PL NE
2	407530	0020	6/27/05	\$315,000	950	0	6	1926	4	7560	No	No	9550 SAND POINT WAY NE
2	407780	0138	2/26/04	\$357,000	1220	0	6	1974	3	9750	Yes	No	10752 DURLAND AVE NE
2	407320	0403	8/9/04	\$337,000	1420	0	6	1917	4	8400	No	No	9543 49TH AVE NE
2	393590	0110	12/6/05	\$375,000	810	300	7	1948	4	8192	No	No	11332 SAND POINT WAY NE
2	882090	0250	4/6/06	\$416,000	820	420	7	1932	5	3585	Yes	No	12330 SAND POINT WAY NE
2	407780	0171	9/13/06	\$540,000	900	700	7	1940	3	7200	Yes	No	4508 NE 107TH ST
2	520720	0360	10/4/06	\$407,000	930	0	7	1953	3	5368	No	No	9215 49TH AVE NE
2	882090	2590	2/24/06	\$325,000	970	0	7	1949	3	5800	No	No	11723 DURLAND AVE NE
2	520720	0240	8/9/06	\$409,000	990	990	7	1946	3	7200	No	No	9026 SAND POINT WAY NE
2	882090	0200	3/25/04	\$285,000	1000	140	7	1937	3	7805	No	No	12302 SAND POINT WAY NE
2	882090	0085	9/26/06	\$478,000	1010	780	7	1949	4	8800	Yes	No	12400 42ND AVE NE
2	520720	0455	7/20/05	\$312,000	1010	0	7	1955	3	6890	No	No	9223 SAND POINT WAY NE
2	882090	2650	6/25/04	\$300,500	1010	500	7	1966	3	5156	No	No	11708 SAND POINT WAY NE
2	407530	0145	7/21/05	\$423,000	1020	900	7	1947	4	10800	No	No	9519 48TH AVE NE
2	520720	0247	7/6/04	\$394,950	1070	530	7	1993	3	5760	No	No	9038 SAND POINT WAY NE
2	520720	0410	3/14/05	\$375,500	1110	530	7	1977	3	6840	No	No	9244 SAND POINT WAY NE
2	407320	0395	12/23/04	\$355,000	1110	430	7	1940	3	7200	No	No	9545 49TH AVE NE
2	882090	1880	10/4/06	\$550,000	1140	700	7	1956	3	7003	No	No	4217 NE 123RD ST
2	520720	0465	9/27/06	\$500,000	1140	820	7	1979	3	7700	No	No	9105 SAND POINT WAY NE
2	882090	1710	3/11/05	\$542,000	1140	960	7	1947	4	8400	Yes	No	4215 NE 124TH ST
2	407780	0099	1/21/05	\$390,000	1180	480	7	1952	3	7230	Yes	No	10652 SAND POINT WAY NE
2	407780	0006	3/29/04	\$437,000	1180	450	7	1955	4	5607	Yes	No	11005 LAKESIDE AVE NE
2	407780	0102	12/21/04	\$414,500	1190	300	7	1945	4	6525	Yes	No	10606 DURLAND AVE NE
2	735220	0550	8/17/06	\$1,050,000	1200	750	7	1951	3	4754	Yes	Yes	11002 RIVIERA PL NE
2	520720	0315	11/18/05	\$415,000	1200	700	7	1959	4	5612	No	No	9035 SAND POINT WAY NE
2	399270	0780	12/13/05	\$400,000	1200	0	7	1926	4	6000	No	No	11354 SAND POINT WAY NE
2	520720	0475	8/12/05	\$420,000	1200	0	7	1954	4	7560	No	No	9126 MATTHEWS AVE NE
2	882090	2145	8/6/04	\$415,000	1220	860	7	1960	3	8600	Yes	No	11900 LAKESIDE AVE NE
2	882090	0161	3/23/06	\$485,000	1230	0	7	1959	3	12867	Yes	No	12357 42ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	407320	1315	5/31/05	\$977,000	1230	300	7	1945	4	6911	Yes	Yes	10324 RIVIERA PL NE
2	882090	2615	2/27/04	\$280,000	1250	0	7	1954	3	7725	No	No	11705 DURLAND AVE NE
2	407480	0195	1/18/05	\$350,000	1320	1150	7	1941	4	7200	No	No	4715 NE 100TH ST
2	882090	2690	4/7/05	\$275,000	1350	0	7	1942	4	7733	No	No	11734 SAND POINT WAY NE
2	882090	2365	5/24/06	\$585,000	1360	0	7	1947	4	10500	Yes	No	11708 EXETER AVE NE
2	882090	2260	9/8/06	\$715,000	1370	410	7	1946	5	12474	Yes	No	11734 LAKESIDE AVE NE
2	407780	0055	10/5/06	\$575,000	1470	0	7	1946	5	7320	Yes	No	10515 DURLAND AVE NE
2	882090	0175	6/24/04	\$530,000	1480	1150	7	1958	4	7500	Yes	No	12345 42ND AVE NE
2	407320	0335	5/11/04	\$400,000	1490	0	7	1951	4	7200	No	No	10033 48TH AVE NE
2	882090	2295	2/17/05	\$535,000	1540	680	7	1939	4	14725	Yes	No	11724 EXETER AVE NE
2	407780	0160	7/27/06	\$560,000	1550	0	7	1928	4	8100	No	No	10739 DURLAND AVE NE
2	407320	0648	5/23/06	\$625,000	1560	0	7	1918	3	11434	Yes	No	10349 LAKE SHORE BLVD NE
2	407530	0160	3/30/04	\$360,000	1610	0	7	1951	4	10800	No	No	9527 48TH AVE NE
2	407530	0105	10/20/06	\$345,000	1660	0	7	1986	3	3432	No	No	9500 SAND POINT WAY NE
2	882090	2475	10/12/06	\$494,000	1680	140	7	1980	3	4400	No	No	11947 EXETER AVE NE
2	882090	2680	5/2/05	\$365,000	1780	0	7	1963	4	7733	No	No	11732 SAND POINT WAY NE
2	407780	0070	6/9/06	\$735,000	1810	300	7	1971	4	5514	Yes	No	10511 EXETER AVE NE
2	882090	2500	6/11/04	\$385,000	1880	100	7	1950	3	7528	No	No	11929 EXETER AVE NE
2	407480	0175	4/4/05	\$520,000	2060	0	7	1997	5	7200	No	No	9741 48TH AVE NE
2	399270	0700	4/30/04	\$355,000	2410	0	7	1992	3	6000	No	No	11514 SAND POINT WAY NE
2	393590	0131	12/9/05	\$575,000	2600	0	7	1993	3	7200	No	No	11320 SAND POINT WAY NE
2	882090	2300	6/7/04	\$395,000	1050	420	8	1952	3	12309	Yes	No	11728 EXETER AVE NE
2	407780	0118	6/2/06	\$568,998	1130	160	8	1951	4	7830	Yes	No	10628 DURLAND AVE NE
2	882090	0045	5/10/04	\$469,000	1140	630	8	1953	4	8400	Yes	No	4227 NE 125TH ST
2	407780	0136	4/5/05	\$405,000	1150	330	8	1949	3	7800	No	No	10726 SAND POINT WAY NE
2	407320	0779	11/17/04	\$578,000	1280	1280	8	1968	4	7620	Yes	No	9746 49TH AVE NE
2	735220	0540	11/27/06	\$1,325,000	1300	750	8	1991	3	3407	Yes	Yes	10764 RIVIERA PL NE
2	735170	0235	11/7/06	\$1,350,000	1330	980	8	1982	3	4436	Yes	Yes	11908 RIVIERA PL NE
2	393590	0093	2/8/06	\$510,000	1350	900	8	1957	3	13526	Yes	No	4601 NE 113TH ST
2	399270	0660	12/1/06	\$490,000	1440	400	8	1936	4	7200	Yes	No	11519 DURLAND AVE NE
2	882090	0185	6/26/05	\$599,950	1490	920	8	1973	3	7717	Yes	No	12331 42ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	407320	0291	10/2/06	\$509,000	1530	1200	8	1952	3	7200	Yes	No	4706 NE 103RD ST
2	399270	0838	4/24/06	\$594,000	1540	450	8	1956	4	7067	Yes	No	11323 EXETER AVE NE
2	407320	0554	8/17/06	\$676,495	1590	1190	8	1953	3	11040	Yes	No	10045 49TH AVE NE
2	407780	0114	11/30/04	\$575,000	1620	400	8	1992	3	7830	Yes	No	10648 DURLAND AVE NE
2	393590	0151	6/15/05	\$413,000	1630	500	8	1955	3	7883	Yes	No	11303 DURLAND AVE NE
2	407320	0645	6/6/05	\$679,950	1670	670	8	1955	4	7100	Yes	No	10352 48TH AVE NE
2	882090	0195	9/22/06	\$790,000	1700	730	8	1946	4	14223	Yes	No	12318 SAND POINT WAY NE
2	393590	0135	6/29/04	\$720,000	1760	660	8	1963	4	17187	Yes	No	11314 SAND POINT WAY NE
2	407320	0660	1/20/06	\$665,000	1820	1000	8	1962	3	7896	Yes	No	10335 LAKE SHORE BLVD NE
2	407780	0017	4/11/05	\$527,500	1820	0	8	1947	3	6200	Yes	No	10725 LAKESIDE AVE NE
2	342604	9069	12/5/06	\$700,200	1840	1000	8	1955	3	7800	No	No	4815 NE 95TH ST
2	882090	2555	3/24/05	\$632,500	1900	550	8	1987	3	4003	Yes	No	11745 DURLAND AVE NE
2	882090	2380	6/21/06	\$765,000	1920	960	8	2004	3	4240	Yes	No	11737 EXETER AVE NE
2	882090	2651	10/24/05	\$500,000	1990	0	8	1922	4	7089	No	No	11718 SAND POINT WAY NE
2	399270	0864	3/15/06	\$980,000	2000	1040	8	1970	3	9720	Yes	No	11501 LAKESIDE AVE NE
2	882090	0270	5/18/05	\$517,000	2040	0	8	1936	4	7681	Yes	No	12352 SAND POINT WAY NE
2	882090	2090	5/12/05	\$620,000	2090	0	8	1989	3	6024	Yes	No	11933 LAKESIDE PL NE
2	407780	0119	9/10/06	\$761,500	2100	0	8	1949	4	11745	Yes	No	10645 EXETER AVE NE
2	407320	1285	3/2/04	\$1,300,000	2100	380	8	1988	3	5566	Yes	Yes	10336 RIVIERA PL NE
2	407780	0192	11/1/05	\$738,400	2110	0	8	1987	4	6975	Yes	No	11015 EXETER AVE NE
2	882090	2325	2/6/06	\$760,000	2300	240	8	1968	3	7202	Yes	No	11744 EXETER AVE NE
2	520720	0505	5/26/05	\$615,000	2370	0	8	1995	3	8416	No	No	9212 MATTHEWS AVE NE
2	882090	2185	9/6/06	\$878,000	2390	620	8	1931	4	8400	Yes	No	12050 LAKESIDE AVE NE
2	520720	0205	11/1/04	\$673,500	2460	830	8	1988	3	5008	Yes	No	9021 49TH AVE NE
2	882090	2549	8/8/06	\$630,000	2580	0	8	1991	3	3446	Yes	No	11751 EXETER AVE NE
2	882090	2057	7/13/06	\$875,000	2600	750	8	1999	3	10432	Yes	No	12045 LAKESIDE PL NE
2	407480	0135	5/25/05	\$721,000	2920	0	8	2001	3	7200	No	No	9721 48TH AVE NE
2	393590	0145	8/6/04	\$740,000	2930	950	8	1951	4	12800	Yes	No	11302 SAND POINT WAY NE
2	407320	0810	6/14/05	\$800,000	2960	0	8	1953	5	12000	Yes	No	9712 49TH AVE NE
2	407780	0137	8/4/06	\$870,500	1860	1100	9	1947	4	15630	Yes	No	10723 EXETER AVE NE
2	393590	0086	6/14/04	\$699,500	1870	1410	9	1988	3	7227	Yes	No	11048 DURLAND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	407320	0785	6/8/04	\$645,000	1990	1990	9	1986	3	9003	Yes	No	9740 49TH AVE NE
2	407320	0647	3/7/05	\$840,000	2010	900	9	1986	3	7751	Yes	No	10353 LAKE SHORE BLVD NE
2	407320	0818	6/22/04	\$609,950	2510	0	9	1997	3	6000	No	No	4916 NE 97TH ST
2	871560	0061	8/26/04	\$690,000	2610	760	9	1999	3	5060	Yes	No	8552 SAND POINT WAY NE
2	520720	0317	5/27/04	\$600,000	2990	870	9	2001	3	5030	No	No	9025 SAND POINT WAY NE
2	407320	0355	12/1/05	\$635,000	3140	0	9	2001	3	7200	No	No	10014 SAND POINT WAY NE
2	393590	0007	9/20/06	\$1,225,000	3620	810	9	1991	5	7508	Yes	No	11301 LAKESIDE AVE NE
2	342604	9031	4/26/04	\$703,500	1940	1070	10	1996	3	5289	Yes	No	8770 SAND POINT WAY NE
2	342604	9049	7/29/05	\$1,645,000	2370	1270	10	1978	4	13345	Yes	Yes	9500 LAKE SHORE BLVD NE
2	882090	1775	1/27/06	\$701,500	2400	0	10	1983	3	7493	Yes	No	12070 LAKESIDE PL NE
2	407780	0176	9/13/04	\$790,000	2480	860	10	2004	3	7203	Yes	No	4511 NE 110TH ST
2	407780	0151	4/12/04	\$800,000	2700	590	10	2004	3	6540	Yes	No	10763 DURLAND AVE NE
2	407780	0175	3/26/04	\$778,950	2720	650	10	2004	3	6540	Yes	No	10759 DURLAND AVE NE
2	735220	0480	10/3/05	\$1,497,000	3060	0	10	1992	3	4925	Yes	Yes	10734 RIVIERA PL NE
2	882090	2458	7/15/04	\$785,000	3330	930	10	1996	3	6250	Yes	No	11704 DURLAND AVE NE
2	871560	0062	9/26/05	\$2,186,000	3350	2000	10	2002	3	7974	Yes	Yes	8558 SAND POINT WAY NE
2	882090	1670	12/7/05	\$1,150,000	3350	1040	10	2005	3	10140	No	No	4216 NE 123RD ST
2	342604	9032	7/7/05	\$1,600,000	2630	1440	11	1981	3	13923	Yes	Yes	8746 SAND POINT WAY NE
3	106210	0020	10/19/05	\$292,500	670	0	6	1948	5	5000	No	No	17102 47TH AVE NE
3	145460	0021	5/27/04	\$320,000	720	0	6	1948	4	9100	Yes	No	13084 40TH AVE NE
3	145510	0116	7/8/04	\$409,000	810	700	6	1961	4	13737	Yes	No	13722 42ND AVE NE
3	674470	0445	10/10/06	\$347,000	830	0	6	1947	3	6237	No	No	15116 37TH AVE NE
3	156810	0730	3/26/04	\$242,500	1040	0	6	1921	3	5750	Yes	No	3533 NE 148TH ST
3	383400	0006	9/25/06	\$493,000	1430	0	6	1944	5	6593	Yes	No	13755 40TH AVE NE
3	145410	0480	10/14/05	\$343,000	880	0	7	1949	4	6171	No	No	4003 NE 135TH ST
3	156810	0815	12/14/06	\$440,000	1070	600	7	1950	4	8625	No	No	3518 NE 147TH ST
3	674470	0423	3/4/05	\$380,000	1070	400	7	1939	3	6250	Yes	No	3711 NE 153RD ST
3	674470	1526	7/8/05	\$510,000	1140	720	7	1958	3	16288	Yes	No	3784 NE 153RD ST
3	773850	0185	8/10/06	\$394,500	1150	0	7	2006	3	6180	No	No	16530 BOTHELL WAY NE
3	932480	0460	10/24/05	\$400,000	1210	510	7	1951	3	8100	Yes	No	14316 37TH AVE NE
3	403010	0017	1/25/05	\$325,000	1240	0	7	1947	3	5850	No	No	17230 BEACH DR NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	156810	0876	6/23/04	\$390,000	1250	220	7	1932	3	13446	Yes	No	14707 40TH AVE NE
3	773850	0465	8/9/04	\$395,000	1270	1000	7	1958	3	6840	Yes	No	16248 BOTHELL WAY NE
3	145950	0095	10/12/05	\$800,000	1280	520	7	1956	4	4600	Yes	Yes	12578 RIVIERA PL NE
3	145460	0246	8/19/04	\$493,500	1280	300	7	1952	4	14739	Yes	No	12734 42ND AVE NE
3	145460	0240	10/8/04	\$580,000	1340	360	7	1959	4	25314	Yes	No	12744 42ND AVE NE
3	145460	0175	4/12/06	\$985,000	1350	600	7	1930	4	40038	Yes	No	13216 42ND AVE NE
3	674470	0304	10/16/06	\$783,000	1440	1000	7	1960	4	12600	Yes	No	3920 NE 157TH PL
3	156810	0720	12/13/05	\$363,000	1460	990	7	1962	3	5800	No	No	3521 NE 148TH ST
3	156810	0825	12/7/04	\$522,000	1480	400	7	1994	3	6160	Yes	No	14705 38TH AVE NE
3	156810	0745	8/30/04	\$388,000	1480	340	7	1976	3	5750	Yes	No	3547 NE 148TH ST
3	383400	0122	6/29/05	\$345,000	1540	0	7	1949	4	9600	No	No	13522 39TH AVE NE
3	674470	0421	9/7/05	\$570,000	1550	1300	7	1961	3	7360	Yes	No	15124 38TH AVE NE
3	674470	0425	5/17/06	\$520,000	1610	470	7	1939	3	8125	Yes	No	3715 NE 153RD ST
3	773910	0015	3/21/06	\$460,000	1710	0	7	1948	3	7320	No	No	16829 BEACH DR NE
3	735120	0295	9/13/06	\$940,000	1760	0	7	1960	4	2640	Yes	Yes	14368 EDGEWATER LN NE
3	145950	0005	9/13/04	\$1,395,000	1900	0	7	1931	4	9800	Yes	Yes	13254 RIVIERA PL NE
3	145460	0201	12/3/04	\$655,000	1930	0	7	1932	5	22110	Yes	No	13026 42ND AVE NE
3	674470	1586	11/9/05	\$450,000	1980	900	7	1930	3	15375	Yes	No	3728 NE 153RD ST
3	773910	0010	7/16/04	\$301,000	2010	0	7	1950	3	7020	No	No	16835 BEACH DR NE
3	145510	0320	2/27/06	\$1,134,000	2030	480	7	1935	4	4558	Yes	Yes	13530 RIVIERA PL NE
3	145510	0320	5/21/04	\$891,000	2030	480	7	1935	4	4558	Yes	Yes	13530 RIVIERA PL NE
3	812410	0104	11/17/06	\$625,000	2930	0	7	1991	3	10030	Yes	No	4145 NE 142ND ST
3	145510	0076	10/18/05	\$495,000	1100	1100	8	1952	4	6921	Yes	No	13533 41ST AVE NE
3	145460	0200	1/27/05	\$489,000	1240	1240	8	1999	3	7750	Yes	No	13028 42ND AVE NE
3	145410	0720	10/25/05	\$435,000	1350	1050	8	1954	3	6660	No	No	12504 39TH AVE NE
3	145410	0720	10/4/04	\$355,000	1350	1050	8	1954	3	6660	No	No	12504 39TH AVE NE
3	145460	0236	5/15/06	\$690,000	1390	350	8	1976	3	9500	Yes	No	12752 42ND AVE NE
3	735120	0205	11/29/05	\$945,000	1400	0	8	2005	3	592	Yes	Yes	14336 EDGEWATER LN NE
3	674470	0900	7/20/04	\$655,000	1510	1060	8	1948	3	15180	Yes	No	3938 NE 157TH PL
3	674470	0320	12/7/04	\$557,000	1510	790	8	1976	4	11125	Yes	No	3910 NE 157TH PL
3	145560	0045	11/3/06	\$648,950	1540	910	8	1962	4	9300	Yes	No	13747 42ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	735120	0001	11/15/05	\$999,922	1570	0	8	1976	3	3400	Yes	Yes	13760 RIVIERA PL NE
3	145460	0281	6/23/05	\$792,000	1580	1580	8	1959	5	9600	Yes	No	12532 42ND AVE NE
3	773850	0565	8/20/04	\$560,000	1590	160	8	1954	3	6660	Yes	No	16160 41ST AVE NE
3	156810	0715	3/20/06	\$408,000	1620	1300	8	1963	3	5800	Yes	No	3517 NE 148TH ST
3	773850	0451	9/28/05	\$655,000	1660	1590	8	1955	3	10260	Yes	No	16154 BOTHELL WAY NE
3	773910	0210	8/30/06	\$600,000	1680	1680	8	1948	3	9380	No	No	16750 45TH AVE NE
3	403640	0020	10/31/06	\$637,000	1680	990	8	1967	3	8556	Yes	No	3817 NE 151ST ST
3	773910	0130	11/8/06	\$500,000	1780	380	8	1939	4	9312	No	No	16535 SHORE DR NE
3	145410	0722	6/29/06	\$538,000	1780	1560	8	1963	4	9435	Yes	No	3920 NE 125TH ST
3	106210	0105	8/25/06	\$542,230	1800	0	8	1930	5	5130	No	No	4504 NE 171ST ST
3	403640	0150	11/18/04	\$565,000	1840	1420	8	1963	4	11250	Yes	No	3712 NE 150TH ST
3	403640	0130	3/10/06	\$635,000	1930	1680	8	1963	4	8323	Yes	No	15016 37TH AVE NE
3	145460	0139	4/29/04	\$599,000	1930	480	8	1972	4	9687	Yes	No	12509 42ND AVE NE
3	773910	0080	8/10/04	\$580,000	1990	1400	8	1953	4	13950	No	No	16578 BEACH DR NE
3	106210	0055	7/14/04	\$443,000	2000	0	8	1982	4	5000	No	No	4540 NE 170TH ST
3	403640	0520	11/1/06	\$660,000	2020	900	8	1975	3	11627	Yes	No	14805 39TH AVE NE
3	145510	0254	6/9/04	\$1,300,000	2040	0	8	1954	4	11077	Yes	Yes	13728 RIVIERA PL NE
3	773850	0125	10/28/05	\$660,000	2090	0	8	1946	4	11160	Yes	No	16555 41ST AVE NE
3	106210	0100	9/10/04	\$394,600	2100	0	8	1984	3	4563	No	No	4500 NE 171ST ST
3	145460	0165	6/8/06	\$978,000	2160	530	8	1950	3	38851	Yes	No	13226 42ND AVE NE
3	403010	0151	3/2/06	\$1,165,000	2200	0	8	1947	3	6345	Yes	Yes	17443 BEACH DR NE
3	145460	0191	9/20/06	\$915,000	2210	1490	8	1953	4	12000	Yes	No	13048 42ND AVE NE
3	145460	0091	6/27/06	\$662,800	2210	0	8	1947	4	16632	Yes	No	12725 42ND AVE NE
3	383400	0114	9/14/06	\$697,430	2370	660	8	1986	3	7216	Yes	No	13524 39TH AVE NE
3	106210	0066	11/21/05	\$531,000	2690	0	8	1958	3	7500	No	No	4532 NE 170TH ST
3	773850	0535	9/30/05	\$855,000	2810	370	8	1936	5	6360	Yes	No	16238 41ST AVE NE
3	773910	0040	8/10/04	\$510,000	3690	0	8	1964	4	9120	No	No	16801 BEACH DR NE
3	145510	0201	12/16/05	\$544,500	1410	1300	9	1959	4	9431	Yes	No	13534 42ND AVE NE
3	403640	0320	6/1/04	\$505,000	1560	810	9	1967	3	7770	Yes	No	14813 37TH AVE NE
3	145410	0510	10/14/04	\$810,000	1650	950	9	1948	4	41900	Yes	No	13216 39TH AVE NE
3	145410	0711	7/26/06	\$920,000	1740	920	9	1964	3	25063	Yes	No	12512 39TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	403640	0270	6/24/04	\$670,000	1810	300	9	1976	3	9072	Yes	No	14820 39TH AVE NE
3	145460	0160	7/12/05	\$735,000	1850	540	9	1975	3	29789	Yes	No	13240 42ND AVE NE
3	674470	1480	10/25/05	\$881,000	1900	750	9	1987	3	11603	Yes	No	3865 NE 155TH ST
3	403640	0060	10/3/06	\$660,000	1900	1690	9	1965	3	11242	Yes	No	3729 NE 151ST ST
3	145510	0052	10/21/05	\$1,275,000	1910	1440	9	2004	3	9782	Yes	No	13534 40TH AVE NE
3	403010	0320	9/7/04	\$1,200,000	1930	1420	9	1979	4	3248	Yes	Yes	17755 BEACH DR NE
3	145460	0006	3/9/04	\$690,000	2010	520	9	1958	4	21418	Yes	No	4035 NE 135TH ST
3	145460	0104	3/9/05	\$762,500	2060	820	9	1989	3	9609	Yes	No	12571 42ND AVE NE
3	403640	0180	6/3/05	\$565,000	2080	1660	9	1970	4	9916	Yes	No	3734 NE 150TH ST
3	145560	0017	2/16/06	\$695,000	2160	0	9	1981	4	10202	Yes	No	13723 42ND AVE NE
3	145950	0100	9/12/05	\$1,380,000	2180	960	9	1976	3	4800	Yes	Yes	12570 RIVIERA PL NE
3	773850	0385	8/11/04	\$875,000	2200	1000	9	1951	4	10800	Yes	No	16123 41ST AVE NE
3	674470	1500	8/28/06	\$871,000	2340	1030	9	1973	4	8675	Yes	No	15333 BEACH DR NE
3	145460	0052	3/10/04	\$637,000	2380	360	9	1986	3	12221	Yes	No	13023 42ND AVE NE
3	674470	0660	10/17/06	\$755,000	2410	0	9	1977	3	12040	Yes	No	15212 38TH PL NE
3	773850	0165	8/26/05	\$745,000	2440	980	9	1988	3	10200	Yes	No	4004 NE 165TH ST
3	735120	0200	4/22/05	\$1,050,000	2441	0	9	1977	3	1239	Yes	Yes	14328 RIVIERA PL NE
3	145460	0046	7/7/06	\$879,000	2640	0	9	1994	3	9600	Yes	No	13035 D 42ND AVE NE
3	773850	0425	3/11/04	\$815,000	2700	1130	9	1994	3	7560	Yes	No	16118 BOTHELL WAY NE
3	735120	0070	3/1/04	\$1,299,000	2750	0	9	1978	3	14900	Yes	Yes	14040 RIVIERA PL NE
3	674470	0462	3/16/06	\$1,075,000	2890	490	9	1947	5	13225	Yes	No	3714 NE 151ST ST
3	674470	0741	5/17/05	\$765,000	2950	1490	9	1994	3	6510	Yes	No	3856 NE 155TH ST
3	145510	0051	2/23/04	\$697,000	1520	1070	10	1982	3	9849	Yes	No	13542 40TH AVE NE
3	773850	0790	9/9/05	\$2,000,000	1580	1400	10	2005	3	11100	Yes	Yes	16508 SHORE DR NE
3	145560	0031	10/17/06	\$1,150,000	2700	880	10	2006	3	7956	Yes	No	13733 42ND AVE NE
3	116500	0020	7/11/05	\$695,000	2930	0	10	1990	3	7482	Yes	No	4005 NE 160TH ST
3	145950	0107	9/18/06	\$1,100,000	3050	0	10	1999	3	3634	Yes	Yes	12538 RIVIERA PL NE
3	116500	0010	4/21/05	\$790,000	3070	0	10	1990	3	7505	Yes	No	4001 NE 160TH ST
3	145950	0115	3/2/05	\$1,725,000	3370	0	10	2002	3	5750	Yes	Yes	12532 RIVIERA PL NE
3	674470	1320	6/21/06	\$1,900,000	2140	940	11	1996	3	7420	Yes	Yes	15314 BEACH DR NE
3	145460	0123	4/12/05	\$775,000	2350	1620	11	1991	3	8754	Yes	No	12539 42ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	145460	0275	5/23/06	\$965,250	2820	860	11	1989	3	24754	Yes	No	12544 42ND AVE NE
3	674470	0761	7/12/05	\$1,190,000	3460	1040	11	1998	3	9886	Yes	No	15517 LAKE SHORE BLVD
3	403010	0124	5/24/04	\$1,785,000	4020	0	11	2003	3	12232	Yes	Yes	17423 BEACH DR NE
4	317910	0635	5/14/04	\$350,000	790	180	7	1944	3	5583	No	No	4702 NE 55TH ST
4	317910	2165	6/21/04	\$359,000	860	240	7	1942	3	5450	No	No	6216 45TH AVE NE
4	317910	2095	4/26/04	\$370,000	910	270	7	1942	3	5820	No	No	6257 VASSAR AVE NE
4	317910	2160	3/12/05	\$409,000	930	240	7	1942	3	5400	No	No	6220 45TH AVE NE
4	317910	0585	3/12/04	\$325,000	930	0	7	1949	3	5110	No	No	5702 45TH AVE NE
4	317910	2070	5/2/05	\$552,500	980	470	7	1942	5	6313	No	No	6227 VASSAR AVE NE
4	317660	0035	7/18/04	\$400,000	980	0	7	1942	3	7475	No	No	6009 52ND AVE NE
4	317910	0725	11/3/05	\$518,000	1000	850	7	1941	3	6398	No	No	4515 STANFORD AVE NE
4	317910	2180	10/5/06	\$639,000	1020	920	7	1949	3	6593	No	No	4504 NE 62ND ST
4	317910	0575	10/10/05	\$466,000	1030	900	7	1950	3	6469	No	No	4515 PURDUE AVE NE
4	317910	0460	6/21/04	\$379,950	1060	420	7	1947	3	4342	No	No	4530 NE 55TH ST
4	317910	2000	4/21/04	\$415,000	1300	220	7	1944	4	6217	No	No	6214 VASSAR AVE NE
4	317910	0490	2/28/06	\$459,000	1490	1110	7	1945	3	4758	No	No	5600 45TH AVE NE
4	317910	0490	4/22/04	\$382,500	1490	1110	7	1945	3	4758	No	No	5600 45TH AVE NE
4	317910	0535	4/27/05	\$649,000	1530	1000	7	1946	4	7497	No	No	4561 PURDUE AVE NE
4	317910	1980	7/19/04	\$480,621	1630	140	7	1944	4	6600	No	No	6236 VASSAR AVE NE
4	317910	1975	7/27/04	\$580,000	2040	0	7	1944	4	6600	No	No	6244 VASSAR AVE NE
4	317910	2265	7/24/06	\$440,000	950	0	8	1940	3	6032	No	No	6008 OBERLIN AVE NE
4	317910	1210	10/14/04	\$530,000	990	400	8	1941	3	6156	Yes	No	5831 VASSAR AVE NE
4	317910	0335	11/18/04	\$501,000	1000	380	8	1948	3	6000	Yes	No	5200 PULLMAN AVE NE
4	317910	0483	6/19/06	\$445,000	1040	50	8	2003	3	1199	No	No	4508 B NE 55TH ST
4	317910	0482	6/27/06	\$427,500	1040	50	8	2003	3	1377	No	No	4502 A NE 55TH ST
4	317910	1110	6/14/04	\$535,000	1050	420	8	1941	3	5858	Yes	No	5841 OBERLIN AVE NE
4	317910	0430	2/7/06	\$525,000	1090	660	8	1954	3	4276	No	No	5500 PRINCETON AVE NE
4	317760	0065	8/12/05	\$480,501	1090	540	8	1950	3	6000	No	No	6242 53RD AVE NE
4	317760	0045	10/26/05	\$450,000	1100	1100	8	1950	3	5330	No	No	5307 NE 65TH ST
4	317910	1885	10/15/04	\$590,000	1140	700	8	1940	3	8493	Yes	No	6005 WELLESLEY WAY NE
4	317910	0320	2/10/05	\$589,000	1140	640	8	1950	4	6000	Yes	No	5220 PULLMAN AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	317910	0935	1/8/04	\$469,500	1190	360	8	1953	3	5800	Yes	No	4974 PURDUE AVE NE
4	317810	0011	4/11/05	\$450,000	1200	430	8	1954	3	5174	No	No	6245 54TH AVE NE
4	317910	0180	8/15/05	\$598,000	1210	810	8	1953	3	6960	Yes	No	5227 PULLMAN AVE NE
4	102504	9202	12/16/04	\$555,000	1210	970	8	1953	3	5000	No	No	6063 53RD AVE NE
4	317710	0025	3/8/06	\$685,000	1220	1100	8	1950	4	6000	No	No	6032 52ND AVE NE
4	317810	0041	7/6/06	\$580,500	1220	1220	8	1955	3	6373	No	No	6312 54TH AVE NE
4	318010	0021	6/27/06	\$470,000	1260	200	8	1998	3	1463	No	No	4521 NE 55TH ST
4	318010	0020	6/21/06	\$479,950	1260	200	8	1998	3	1892	No	No	4517 NE 55TH ST
4	318010	0020	4/16/04	\$369,950	1260	200	8	1998	3	1892	No	No	4517 NE 55TH ST
4	317810	0006	6/7/05	\$480,000	1270	1250	8	1954	3	6562	No	No	6253 54TH AVE NE
4	317910	0945	5/11/04	\$559,000	1300	700	8	1953	3	5800	Yes	No	4962 PURDUE AVE NE
4	317760	0085	7/19/05	\$579,000	1330	1330	8	1950	4	6000	No	No	6226 53RD AVE NE
4	317910	1240	8/13/04	\$460,000	1340	400	8	1941	3	6377	Yes	No	5840 OBERLIN AVE NE
4	317660	0005	5/26/05	\$646,601	1430	800	8	1942	3	8095	Yes	No	6234 51ST AVE NE
4	317910	0780	12/21/05	\$585,000	1440	500	8	1950	3	6802	No	No	4544 PURDUE AVE NE
4	318010	0032	8/21/06	\$492,000	1450	0	8	2006	3	1273	No	No	4527 NE 55TH ST
4	317910	1925	6/9/06	\$733,000	1490	440	8	1948	3	6600	No	No	6055 WELLESLEY WAY NE
4	317660	0021	2/8/05	\$469,000	1490	1140	8	1941	3	6410	Yes	No	5105 NE 65TH ST
4	317910	0045	3/19/04	\$471,000	1500	370	8	1949	3	6120	No	No	4739 NE 55TH ST
4	317910	0790	10/4/04	\$550,000	1530	700	8	1947	4	6930	No	No	4556 PURDUE AVE NE
4	317910	1480	7/21/04	\$559,000	1540	0	8	1953	3	5907	Yes	No	6217 50TH AVE NE
4	732640	0025	6/24/04	\$477,500	1580	900	8	1958	3	6024	No	No	5526 NE 63RD ST
4	317810	0035	11/16/05	\$490,000	1590	0	8	1954	3	6487	No	No	6203 54TH AVE NE
4	317910	0375	10/11/05	\$701,500	1640	120	8	1940	3	7843	Yes	No	5510 ANN ARBOR AVE NE
4	317910	0800	4/14/05	\$450,000	1640	0	8	1948	4	6930	No	No	4568 PURDUE AVE NE
4	318010	0034	8/24/06	\$489,950	1650	0	8	2006	3	1428	No	No	4527 C NE 55TH ST
4	318010	0033	8/25/06	\$489,950	1680	0	8	2006	3	1158	No	No	4533 B NE 55TH ST
4	318010	0030	10/19/06	\$549,950	1700	0	8	2006	3	1780	No	No	4533 NE 55TH ST
4	318010	0031	12/1/06	\$547,950	1700	0	8	2006	3	1969	No	No	4535 NE 55TH ST
4	317910	2310	3/23/06	\$650,000	1880	700	8	1942	5	6720	No	No	4510 NE 60TH ST
4	317660	0075	8/1/06	\$749,500	1960	0	8	1943	4	7216	No	No	6201 52ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	317910	1900	4/13/05	\$823,500	2400	1120	8	1946	4	6600	Yes	No	6027 WELLESLEY WAY NE
4	317910	0450	7/16/04	\$570,000	1500	700	9	1941	4	6503	No	No	4824 PULLMAN AVE NE
4	317910	0380	12/15/05	\$795,000	1700	860	9	1941	3	8376	Yes	No	5008 PULLMAN AVE NE
4	317910	1225	11/17/05	\$650,000	1710	1100	9	1941	3	7335	Yes	No	5849 VASSAR AVE NE
4	317910	2270	10/25/05	\$715,000	1720	600	9	1941	4	6324	Yes	No	4700 NE 60TH ST
4	102504	9220	6/24/05	\$607,350	1720	860	9	1967	3	8511	No	No	6255 52ND AVE NE
4	317610	0036	8/2/05	\$760,000	1720	1170	9	1958	4	6600	Yes	No	6227 51ST AVE NE
4	317910	1455	4/16/04	\$723,000	1820	900	9	1938	3	5877	Yes	No	6040 PRINCETON AVE NE
4	317910	0060	12/8/05	\$858,000	1890	910	9	2002	3	6750	No	No	4809 PULLMAN AVE NE
4	317910	1285	2/3/05	\$600,000	1890	1000	9	1958	4	5152	Yes	No	5825 ANN ARBOR AVE NE
4	317610	0089	12/16/04	\$610,000	1920	500	9	1963	3	5500	Yes	No	6247 51ST AVE NE
4	317760	0100	11/29/04	\$610,000	1940	1250	9	1994	4	6000	No	No	6206 53RD AVE NE
4	317910	1005	6/21/05	\$901,000	2000	600	9	1930	4	6966	Yes	No	5700 ANN ARBOR AVE NE
4	317910	1805	8/10/04	\$711,000	2150	400	9	1949	3	9900	Yes	No	6075 ANN ARBOR AVE NE
4	317910	1070	4/6/04	\$650,000	2320	900	9	1931	4	4392	Yes	No	5724 PRINCETON AVE NE
4	317910	1755	11/22/05	\$790,000	2330	0	9	1957	4	8242	No	No	6003 PRINCETON AVE NE
4	112504	9051	9/21/05	\$710,000	2520	570	9	2000	3	5108	No	No	5511 NE 65TH ST
4	317910	1580	4/5/05	\$975,000	2530	1120	9	2003	4	5819	Yes	No	4911 NE 65TH ST
4	112504	9202	5/24/04	\$626,000	2560	0	9	2000	3	5000	No	No	5513 NE 65TH ST
4	112504	9203	4/16/04	\$622,000	2610	0	9	2000	3	5123	No	No	5515 NE 65TH ST
4	112504	9206	3/28/05	\$741,000	2880	0	9	2003	3	5078	No	No	5506 NE 62ND ST
4	317610	0155	6/17/05	\$970,000	3190	1200	9	1972	3	7216	Yes	No	6208 51ST AVE NE
4	317910	1461	4/27/06	\$1,075,000	2870	0	10	1991	3	5000	Yes	No	6227 50TH AVE NE
5	893460	0115	6/22/06	\$515,000	800	800	7	1944	4	6138	No	No	6845 46TH AVE NE
5	893410	0050	7/14/04	\$353,000	810	0	7	1944	5	6426	No	No	7300 48TH AVE NE
5	892760	0010	6/9/06	\$525,000	820	600	7	1944	3	6930	No	No	6819 46TH AVE NE
5	893410	0010	3/8/04	\$379,950	830	400	7	1944	3	6489	No	No	7321 48TH AVE NE
5	893410	0095	11/17/06	\$464,950	850	170	7	1944	4	6741	No	No	7308 49TH AVE NE
5	892710	0055	9/14/04	\$380,000	850	850	7	1987	3	6435	No	No	6501 47TH AVE NE
5	893460	0065	10/28/05	\$525,000	860	0	7	1944	5	6138	No	No	6844 46TH AVE NE
5	892760	0100	9/27/05	\$426,000	860	150	7	1943	3	7000	No	No	6825 48TH AVE NE

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5	892710	0095	4/27/04	\$384,500	860	860	7	1943	4	6138	No	No	6510 47TH AVE NE
5	892810	0225	7/20/05	\$485,000	910	730	7	1945	3	8360	No	No	7415 55TH AVE NE
5	892760	0020	6/15/06	\$650,000	920	240	7	1944	3	7480	No	No	6803 46TH AVE NE
5	527320	0080	7/17/06	\$480,000	920	600	7	1951	3	5400	No	No	4508 NE 70TH ST
5	612760	0154	4/30/04	\$529,100	940	900	7	1946	3	6820	Yes	No	6830 52ND AVE NE
5	892610	0105	6/21/04	\$450,000	980	500	7	1942	4	6018	No	No	6505 53RD AVE NE
5	892660	0015	5/19/04	\$424,000	1020	920	7	1944	3	6100	No	No	7405 48TH AVE NE
5	892810	0085	7/24/06	\$599,950	1040	310	7	1944	3	6370	No	No	7322 53RD AVE NE
5	368990	0015	9/22/06	\$513,130	1050	200	7	1944	3	4753	No	No	6518 48TH AVE NE
5	892560	0060	12/1/06	\$709,500	1070	840	7	1943	4	6572	No	No	6818 49TH AVE NE
5	892610	0190	5/19/04	\$371,000	1070	0	7	1941	3	5974	No	No	6509 54TH AVE NE
5	612760	0190	1/26/04	\$469,000	1100	900	7	1947	4	6200	Yes	No	5203 NE 70TH ST
5	892610	0340	2/14/06	\$490,000	1110	360	7	1944	3	6195	No	No	7021 53RD AVE NE
5	893460	0030	2/23/06	\$395,000	1170	290	7	1944	3	6200	No	No	6857 48TH AVE NE
5	892510	0195	9/6/05	\$640,000	1200	250	7	1948	3	6200	Yes	No	7011 52ND AVE NE
5	892610	0135	5/3/06	\$741,000	1210	1040	7	1941	4	5974	No	No	6526 53RD AVE NE
5	892660	0055	6/19/06	\$486,000	1220	310	7	1943	3	6100	No	No	4823 NE 75TH ST
5	753380	0420	5/30/06	\$875,000	1280	1060	7	1986	3	9638	No	No	7749 FOREST DR NE
5	612760	0010	1/23/06	\$528,000	1280	350	7	1945	3	6820	No	No	6806 54TH AVE NE
5	892660	0065	8/3/05	\$415,000	1280	0	7	1947	4	6100	No	No	4835 NE 75TH ST
5	892560	0065	5/1/06	\$570,000	1320	0	7	1941	4	7440	No	No	6810 49TH AVE NE
5	892810	0115	6/12/06	\$675,000	1320	690	7	2002	3	6120	No	No	7301 54TH AVE NE
5	892660	0110	2/17/05	\$395,000	1330	0	7	1944	3	5724	No	No	4820 NE 74TH ST
5	893410	0055	10/11/06	\$535,000	1340	0	7	1944	3	6656	No	No	7325 49TH AVE NE
5	892410	0395	4/6/04	\$461,000	1340	300	7	1940	3	5900	Yes	No	6607 58TH AVE NE
5	042900	0175	5/30/06	\$531,000	1350	0	7	1953	3	5820	No	No	7144 45TH AVE NE
5	042900	0260	7/28/04	\$400,000	1370	720	7	1952	3	6048	No	No	7344 47TH AVE NE
5	612760	0215	11/4/04	\$518,700	1380	860	7	1945	4	6200	No	No	6837 54TH AVE NE
5	892810	0230	7/21/04	\$498,000	1390	0	7	1945	4	9120	No	No	7421 55TH AVE NE
5	892610	0525	11/21/04	\$450,000	1400	310	7	1944	3	6240	No	No	7008 54TH AVE NE
5	892810	0155	5/26/05	\$434,000	1420	0	7	1944	3	5040	No	No	7408 52ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	892660	0195	9/30/04	\$531,500	1420	320	7	1943	4	6039	Yes	No	4826 NE 70TH ST
5	612760	0034	1/27/04	\$427,000	1420	250	7	1945	3	6820	No	No	6834 54TH AVE NE
5	032800	0010	4/5/05	\$500,000	1430	0	7	1941	3	5980	Yes	No	7704 57TH AVE NE
5	892810	0185	4/4/06	\$562,500	1450	140	7	1944	3	6731	No	No	5216 NE 74TH ST
5	892410	0010	4/12/06	\$625,000	1450	200	7	1939	3	6700	Yes	No	6915 56TH AVE NE
5	929430	0235	1/9/06	\$546,500	1450	0	7	1947	3	5000	No	No	7048 55TH AVE NE
5	892410	0010	8/19/04	\$490,000	1450	200	7	1939	3	6700	Yes	No	6915 56TH AVE NE
5	892660	0210	7/6/04	\$487,500	1540	700	7	1983	3	6336	No	No	4816 NE 71ST ST
5	042900	0075	4/19/06	\$625,000	1580	510	7	1952	4	5723	No	No	7309 46TH AVE NE
5	042900	0045	6/8/06	\$550,000	1600	0	7	1955	4	5917	No	No	7345 46TH AVE NE
5	929430	0080	6/28/04	\$550,000	1610	450	7	1947	4	5000	Yes	No	7318 55TH AVE NE
5	892610	0485	10/5/04	\$510,000	1650	0	7	1944	5	6060	No	No	7003 54TH AVE NE
5	892710	0040	8/6/04	\$450,000	1650	500	7	1943	4	6138	No	No	6516 46TH AVE NE
5	612760	0225	3/21/06	\$735,000	1670	250	7	1945	5	6200	No	No	6827 54TH AVE NE
5	527320	0075	5/6/05	\$560,000	1680	350	7	1988	3	5400	No	No	4514 NE 70TH ST
5	892360	0165	7/26/06	\$699,500	1720	250	7	1937	3	6200	Yes	No	6514 51ST AVE NE
5	042900	0215	8/18/06	\$729,922	1740	600	7	1953	4	6300	No	No	4625 NE 73RD ST
5	929430	0095	9/23/05	\$649,950	1780	0	7	1945	5	5000	No	No	7332 55TH AVE NE
5	042900	0005	11/15/04	\$449,950	1860	730	7	1955	4	6014	No	No	4501 NE 75TH ST
5	892810	0060	12/6/06	\$629,000	1890	300	7	1944	4	5775	No	No	7301 53RD AVE NE
5	892610	0391	10/28/05	\$612,000	2350	0	7	1987	3	6120	No	No	7051 54TH AVE NE
5	892410	0020	6/7/05	\$730,000	2450	450	7	1939	4	7085	No	No	6903 56TH AVE NE
5	032700	0115	9/1/05	\$650,000	1030	690	8	1950	3	9460	Yes	No	7702 56TH PL NE
5	612760	0200	8/22/06	\$655,500	1070	890	8	1951	3	6200	No	No	6853 54TH AVE NE
5	929430	0535	6/15/04	\$539,950	1120	800	8	1952	3	7360	Yes	No	7123 58TH AVE NE
5	612760	0165	4/13/05	\$653,000	1130	800	8	1969	3	9920	Yes	No	6842 52ND AVE NE
5	929430	0165	6/7/06	\$815,000	1150	480	8	1950	3	5850	Yes	No	7017 56TH AVE NE
5	893110	0080	10/18/06	\$600,000	1170	300	8	1948	3	7192	No	No	6836 49TH AVE NE
5	893110	0080	9/18/06	\$529,000	1170	300	8	1948	3	7192	No	No	6836 49TH AVE NE
5	892510	0480	2/23/06	\$630,500	1210	760	8	1941	3	6500	Yes	No	5121 NE 75TH ST
5	892410	0095	5/30/06	\$683,000	1220	500	8	1950	4	7942	No	No	6548 55TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	892360	0115	9/16/04	\$573,070	1240	1240	8	1948	3	7936	Yes	No	5123 NE 70TH ST
5	929430	0175	12/3/04	\$589,777	1250	280	8	1952	3	5000	Yes	No	7007 56TH AVE NE
5	892410	0440	7/1/04	\$480,000	1250	300	8	1948	3	6262	Yes	No	6651 58TH AVE NE
5	753380	0340	10/27/04	\$535,000	1260	0	8	1939	3	7011	No	No	7511 LAKEMONT DR NE
5	753380	0645	12/21/06	\$819,000	1270	530	8	1948	3	6148	No	No	7700 FOREST DR NE
5	929430	0560	9/8/04	\$530,000	1270	1070	8	1948	3	7200	Yes	No	7021 58TH AVE NE
5	892560	0075	7/15/04	\$568,000	1280	300	8	1941	3	8928	Yes	No	4902 NE 68TH ST
5	929430	0315	9/13/06	\$849,500	1290	610	8	1950	5	7840	Yes	No	7317 57TH AVE NE
5	753380	0585	8/6/04	\$649,000	1310	750	8	1949	3	8856	Yes	No	7710 CREST DR NE
5	929430	0590	10/26/05	\$625,000	1330	600	8	1949	3	7500	Yes	No	7014 56TH AVE NE
5	568400	0030	2/9/06	\$605,000	1360	1100	8	1951	3	4950	No	No	6532 47TH AVE NE
5	892560	0090	3/24/06	\$598,800	1360	0	8	1939	3	6200	Yes	No	6811 50TH AVE NE
5	892510	0100	6/29/05	\$685,000	1370	540	8	1939	3	6076	Yes	No	7043 51ST AVE NE
5	892510	0445	10/5/05	\$803,500	1380	380	8	1941	3	7500	Yes	No	7327 52ND AVE NE
5	042900	0245	5/2/06	\$617,950	1380	580	8	1953	4	6534	No	No	7326 47TH AVE NE
5	892410	0111	10/7/05	\$427,000	1400	0	8	1954	4	4050	No	No	6536 55TH AVE NE
5	929430	0220	5/18/06	\$650,000	1490	640	8	1957	3	5400	No	No	7036 55TH AVE NE
5	753380	0315	9/19/06	\$805,000	1530	170	8	1950	3	7011	Yes	No	7541 LAKEMONT DR NE
5	753380	1015	6/15/05	\$685,000	1560	0	8	1950	3	7200	No	No	7719 RIDGE DR NE
5	032800	0135	4/25/05	\$629,500	1560	850	8	1961	3	6270	Yes	No	7732 58TH AVE NE
5	368990	0025	11/9/04	\$443,000	1590	440	8	1947	3	6600	Yes	No	4808 NE 65TH ST
5	042900	0240	3/23/05	\$726,000	1610	600	8	1954	4	6426	No	No	7320 47TH AVE NE
5	042900	0125	7/27/04	\$378,200	1630	0	8	1955	3	4788	No	No	4611 NE 75TH ST
5	892360	0110	6/28/05	\$825,000	1640	800	8	1953	4	7316	Yes	No	6851 52ND AVE NE
5	929430	0355	8/23/06	\$710,000	1650	700	8	1947	3	4900	Yes	No	7316 56TH AVE NE
5	568400	0130	5/18/06	\$625,000	1660	260	8	1951	4	4802	No	No	6543 46TH AVE NE
5	753380	0880	6/9/04	\$615,000	1660	0	8	1950	3	7200	No	No	8010 RIDGE DR NE
5	032900	0020	10/8/04	\$675,000	1660	1370	8	1970	3	8480	No	No	7540 58TH AVE NE
5	753380	1005	7/27/05	\$776,000	1700	420	8	1950	3	7200	No	No	7731 RIDGE DR NE
5	892610	0120	5/25/05	\$590,000	1730	900	8	1951	3	5916	No	No	5305 NE 67TH ST
5	753380	0670	8/23/06	\$725,000	1750	0	8	1950	3	7380	No	No	7734 FOREST DR NE

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	892560	0100	9/27/06	\$792,500	1800	0	8	1950	4	7564	Yes	No	6801 50TH AVE NE
5	893110	0095	7/28/05	\$675,000	1830	300	8	1950	3	5920	No	No	4921 NE 70TH ST
5	753330	0030	6/21/06	\$695,000	1860	0	8	1951	3	9956	No	No	4905 NE PARK PL
5	753330	0030	1/11/05	\$545,000	1860	0	8	1951	3	9956	No	No	4905 NE PARK PL
5	892410	0260	12/11/06	\$1,325,000	1880	1220	8	1939	5	12000	Yes	No	6900 57TH AVE NE
5	568400	0005	10/13/05	\$550,000	1910	560	8	1950	3	5940	No	No	6557 48TH AVE NE
5	929430	0540	5/16/06	\$850,000	1930	800	8	1952	4	7680	Yes	No	7117 58TH AVE NE
5	892560	0085	5/17/04	\$655,000	1960	0	8	1984	3	7688	No	No	6821 50TH AVE NE
5	753380	0680	2/27/06	\$696,000	1960	0	8	1950	3	7020	No	No	7754 FOREST DR NE
5	032700	0195	3/24/05	\$660,000	1970	1330	8	1973	3	6726	Yes	No	7717 57TH AVE NE
5	753380	1031	8/21/06	\$750,000	2120	0	8	1927	5	9100	No	No	4500 NE 75TH ST
5	892510	0475	3/16/05	\$780,000	2150	680	8	1950	3	6250	Yes	No	7411 52ND AVE NE
5	892460	0100	6/16/06	\$885,000	2220	940	8	1943	5	7366	No	No	6538 48TH AVE NE
5	892410	0320	3/6/06	\$850,000	2230	450	8	1939	4	6250	Yes	No	6608 57TH AVE NE
5	753380	0615	5/10/04	\$560,000	2270	0	8	1947	3	8856	No	No	7520 RIDGE DR NE
5	753380	0910	7/5/05	\$685,500	2380	0	8	1948	4	7200	No	No	8046 RIDGE DR NE
5	892360	0080	1/19/06	\$912,000	2420	780	8	1951	5	6820	Yes	No	6819 52ND AVE NE
5	892610	0165	10/5/05	\$849,000	2470	800	8	2000	3	5974	No	No	6539 54TH AVE NE
5	892610	0020	4/7/05	\$699,999	2550	750	8	1940	4	6480	Yes	No	6538 52ND AVE NE
5	892460	0035	11/9/04	\$996,000	3160	840	8	1947	5	6950	Yes	No	6534 49TH AVE NE
5	736360	0390	4/27/04	\$795,000	1420	620	9	1958	3	5800	Yes	No	4812 NE 85TH ST
5	753380	0830	5/25/04	\$540,000	1540	0	9	1949	3	7200	No	No	7712 RIDGE DR NE
5	892360	0150	8/23/05	\$775,000	1720	730	9	1939	3	6150	Yes	No	6530 51ST AVE NE
5	318910	0060	8/5/05	\$611,100	1740	0	9	1953	3	7650	No	No	8004 45TH AVE NE
5	318910	0055	12/29/06	\$675,000	1810	0	9	1951	3	7380	No	No	8014 45TH AVE NE
5	753380	0530	6/4/06	\$973,000	1900	650	9	1948	3	8060	Yes	No	8028 CREST DR NE
5	032800	0115	2/16/06	\$650,000	1910	750	9	1960	3	7650	Yes	No	7702 58TH AVE NE
5	318910	0065	6/21/05	\$655,000	2030	0	9	1953	4	7650	No	No	7758 45TH AVE NE
5	736360	0435	4/23/04	\$581,500	2030	0	9	1955	5	10400	Yes	No	8507 INVERNESS DR NE
5	753380	0020	10/26/04	\$710,000	2230	0	9	1953	3	10140	No	No	7515 FAIRWAY DR NE
5	892810	0105	10/21/04	\$779,700	2260	0	9	1996	3	6120	No	No	7313 54TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	892510	0345	9/23/05	\$990,000	2440	400	9	1986	3	6250	Yes	No	7345 51ST AVE NE
5	892510	0125	11/28/06	\$1,108,000	2470	0	9	1939	5	9300	Yes	No	7050 51ST AVE NE
5	892510	0125	7/20/04	\$840,000	2470	0	9	1939	5	9300	Yes	No	7050 51ST AVE NE
5	892460	0025	8/29/06	\$1,200,000	2500	1280	9	1951	3	10050	Yes	No	6535 50TH AVE NE
5	032800	0060	7/7/05	\$930,000	2500	810	9	1983	3	6848	Yes	No	7745 58TH AVE NE
5	612760	0235	12/16/04	\$1,020,000	2610	900	9	2004	3	6200	Yes	No	6819 54TH AVE NE
5	892310	0010	2/10/06	\$1,001,000	2630	1090	9	1987	3	6200	Yes	No	6844 50TH AVE NE
5	032800	0090	7/7/05	\$995,950	2680	0	9	1995	3	6402	Yes	No	7719 58TH AVE NE
5	892610	0310	10/14/04	\$1,100,000	2690	1600	9	2002	3	8400	Yes	No	7018 52ND AVE NE
5	753330	0015	11/6/04	\$680,000	2710	0	9	1991	3	8217	No	No	4723 NE PARK PL
5	892810	0170	10/3/05	\$950,000	2850	0	9	2005	3	5752	No	No	5217 NE 75TH ST
5	892810	0172	11/14/05	\$950,000	2850	0	9	2005	3	5752	No	No	5223 NE 75TH ST
5	032700	0050	10/25/06	\$1,350,000	2870	990	9	2005	3	7199	Yes	No	7833 56TH PL NE
5	893410	0106	1/26/06	\$870,000	3430	0	9	1952	3	7950	No	No	7327 50TH AVE NE
5	032900	0075	7/24/06	\$924,950	1530	1350	10	1985	3	7128	Yes	No	7513 55TH PL NE
5	360510	0100	8/14/06	\$875,000	1600	1300	10	1963	3	5888	Yes	No	4935 NE 87TH ST
5	736360	0470	3/31/05	\$854,000	1650	1650	10	1963	3	8863	Yes	No	8631 INVERNESS DR NE
5	360750	0220	5/9/06	\$905,000	1870	1050	10	1986	3	6457	Yes	No	4554 NE 89TH ST
5	360510	0006	7/1/05	\$1,003,000	1890	1360	10	1957	5	7500	Yes	No	8900 INVERNESS DR NE
5	055200	0015	8/4/05	\$840,000	2140	1180	10	1954	4	10400	Yes	No	8612 45TH AVE NE
5	318910	0010	2/23/05	\$730,000	2190	310	10	1956	3	6613	No	No	8222 45TH AVE NE
5	318910	0040	7/12/04	\$727,500	2220	0	10	1953	3	7200	No	No	8036 45TH AVE NE
5	753380	0270	6/6/06	\$995,000	2520	0	10	1952	3	8610	Yes	No	7755 LAKEMONT DR NE
5	360750	0180	12/1/05	\$842,000	2560	0	10	1984	3	7000	No	No	4578 NE 89TH ST
5	736360	0330	9/7/05	\$872,030	2580	0	10	1954	3	13200	Yes	No	8514 PAISLEY DR NE
5	892410	0230	11/15/04	\$776,000	2750	0	10	1999	3	6340	Yes	No	6923 57TH AVE NE
5	753380	0165	7/1/05	\$1,625,000	2810	1240	10	1995	3	6765	Yes	No	8234 FAIRWAY DR NE
5	736360	0167	10/15/04	\$760,000	2820	0	10	1984	3	7500	Yes	No	8900 INVERNESS CT NE
5	032900	0120	9/14/04	\$870,000	2860	280	10	1958	5	5824	Yes	No	7515 57TH PL NE
5	892360	0190	8/8/06	\$959,000	3240	0	10	1995	3	8364	Yes	No	6507 52ND AVE NE
5	892610	0110	6/14/04	\$844,750	3250	0	10	2004	3	6363	No	No	6501 53RD AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	342604	9012	1/28/04	\$745,000	3400	650	10	1990	3	16757	Yes	No	8836 PAISLEY PL NE
5	892360	0100	7/19/05	\$1,446,000	3840	0	10	1998	3	9300	Yes	No	6839 52ND AVE NE
5	753380	0700	9/6/04	\$1,200,000	3910	0	10	2004	3	7140	No	No	8016 FOREST DR NE
5	342604	9231	11/17/06	\$989,000	2930	0	11	1991	3	10782	No	No	8811 PAISLEY PL NE
5	342604	9231	6/21/05	\$885,000	2930	0	11	1991	3	10782	No	No	8811 PAISLEY PL NE
5	360750	0680	4/7/05	\$1,200,000	2970	1680	11	1990	3	7689	Yes	No	8910 45TH AVE NE
5	892510	0235	12/19/06	\$1,420,000	3190	0	11	1997	3	9920	Yes	No	5123 NE 73RD ST
5	033000	0010	3/7/06	\$1,200,000	3230	400	11	2000	3	4870	Yes	No	7508 55TH AVE NE
5	360750	0530	12/2/05	\$1,180,000	3320	1700	11	1990	3	12600	Yes	No	8726 PAISLEY DR NE
5	753380	0900	10/6/06	\$1,590,000	3600	0	11	2005	3	7200	No	No	8034 RIDGE DR NE
5	360750	0430	9/13/05	\$975,000	4520	0	11	1992	3	9800	Yes	No	4643 NE 89TH ST
5	736360	0115	6/21/05	\$950,000	4550	0	11	1988	3	10934	Yes	No	5425 NE 85TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	272604	9044	1/15/04	\$300,000	NO MARKET EXPOSURE
2	342604	9034	8/23/05	\$2,490,000	NON-REPRESENTATIVE SALE;
2	342604	9049	2/19/04	\$750,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	342604	9069	5/28/04	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	399270	0844	11/16/06	\$595,000	OBSOLESCENCE
2	399270	0844	7/23/04	\$462,500	OBSOLESCENCE
2	407320	0301	8/12/05	\$358,000	NO MARKET EXPOSURE
2	407320	0301	3/10/06	\$610,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	407320	0495	10/26/06	\$528,000	NO MARKET EXPOSURE
2	407320	0495	5/12/06	\$341,000	NO MARKET EXPOSURE
2	407320	0635	6/21/06	\$621,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	407320	0648	1/3/06	\$488,000	NO MARKET EXPOSURE
2	407320	0690	1/19/06	\$372,300	DOR RATIO
2	407320	0720	8/29/05	\$812,000	NON-REPRESENTATIVE SALE
2	407320	0764	9/27/05	\$775,000	NON-REPRESENTATIVE SALE
2	407320	0800	6/10/05	\$510,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	407320	0842	8/26/05	\$679,000	NON-REPRESENTATIVE SALE
2	407320	0885	8/9/04	\$330,000	OBSOLESCENCE; NO MARKET EXPOSURE
2	407320	0975	11/8/06	\$1,800,000	DIAGNOSTIC OUTLIER
2	407320	0980	4/9/04	\$1,322,900	UNFINISHED AREA
2	407480	0045	10/26/04	\$235,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	407480	0165	4/14/05	\$300,000	% COMPLETE
2	407780	0027	8/21/06	\$649,000	IMPROVEMENT COUNT
2	407780	0124	1/21/04	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	407780	0157	7/21/05	\$390,000	%COMPLETE; TEAR DOWN
2	407780	0163	8/5/04	\$425,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	407780	0171	12/23/04	\$118,161	DOR RATIO; QUIT CLAIM DEED
2	407830	0035	8/2/04	\$335,000	DOR RATIO
2	407830	0035	4/22/05	\$1,105,000	NON-REPRESENTATIVE SALE
2	407830	0100	8/28/06	\$669,000	TEAR DOWN
2	520720	0130	4/13/06	\$340,000	OBSOLESCENCE
2	520720	0185	5/17/05	\$286,000	LIMITED REPRESENTATION
2	520720	0375	10/3/05	\$605,000	BUILDER OR DEVELOPER SALES
2	520720	0375	5/25/04	\$459,000	SEGREGATION AND/OR MERGER
2	520720	0410	12/17/04	\$245,000	NON-REPRESENTATIVE SALE
2	735170	0065	1/7/04	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	735170	0230	11/8/04	\$660,000	% COMPLETE
2	735170	0295	2/23/04	\$1,041,000	NO MARKET EXPOSURE
2	735220	0025	8/12/05	\$1,150,000	NON-REPRESENTATIVE SALE
2	735220	0100	8/16/05	\$975,000	QUESTIONABLE PER APPRAISAL
2	735220	0560	8/13/04	\$880,000	NO MARKET EXPOSURE
2	735220	0637	3/3/04	\$621,000	% COMPLETE; NO MARKET EXPOSURE
2	735270	0030	6/2/06	\$1,300,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
2	871560	0064	5/24/04	\$800,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	882090	2020	7/10/06	\$506,000	TEAR DOWN
2	882090	2100	5/3/06	\$677,000	QUESTIONABLE DATA
2	882090	2235	3/28/06	\$350,000	TEAR DOWN
2	882090	2605	4/18/06	\$465,000	UNFINISHED AREA
2	882090	2605	11/8/05	\$350,000	UNFINISHED AREA
2	882090	2625	9/9/04	\$139,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	882090	2700	9/28/06	\$330,000	OBSOLESCENCE
3	106210	0110	12/27/06	\$349,000	LIMITED REPRESENTATION
3	106510	0030	3/8/04	\$950,000	OBSOLESCENCE
3	145410	0721	6/29/06	\$210,000	LIMITED REPRESENTATION
3	145410	0723	6/29/06	\$190,000	LIMITED REPRESENTATION
3	145460	0160	4/11/06	\$735,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	145460	0260	9/12/05	\$1,250,000	TEAR DOWN
3	145510	0075	12/28/06	\$695,000	ACTIVE PERMIT BEFORE SALE>25K; OBSOLESCENCE
3	145510	0075	12/6/04	\$335,000	OBSOLESCENCE
3	145510	0095	10/10/05	\$835,000	QUESTIONABLE DATA
3	145510	0200	10/20/06	\$1,170,000	DIAGNOSTIC OUTLIER
3	145510	0240	6/14/04	\$750,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	145510	0250	6/28/05	\$900,000	IMPROVEMENT COUNT
3	145510	0295	6/9/05	\$1,185,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	145560	0031	5/24/05	\$165,000	DOR RATIO; NO MARKET EXPOSURE
3	145560	0045	4/16/04	\$172,596	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	145950	0026	4/15/04	\$804,000	NO MARKET EXPOSURE
3	145950	0101	10/10/05	\$794,000	STATEMENT TO DOR
3	145950	0115	5/18/06	\$75,000	DOR RATIO
3	156810	0700	4/10/06	\$425,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	156810	0715	11/1/04	\$344,000	DIAGNOSTIC OUTLIER
3	156810	0725	10/26/06	\$579,950	ACTIVE PERMIT BEFORE SALE>25K
3	156810	0725	2/5/04	\$239,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	156810	0765	7/11/06	\$692,000	DIAGNOSTIC OUTLIER
3	156810	0895	4/9/04	\$22,000	DOR RATIO; QUIT CLAIM DEED
3	403010	0011	9/17/04	\$1,205,000	TEAR DOWN
3	403010	0060	8/11/05	\$525,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	403640	0330	11/18/04	\$470,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	403640	0480	6/25/04	\$417,500	DIAGNOSTIC OUTLIER
3	674470	1280	3/4/05	\$1,000,000	OBSOLESCENCE
3	674470	1330	2/17/04	\$100,000	DOR RATIO
3	674470	1401	5/26/06	\$637,500	PARTIAL INTEREST (1/3, 1/2, ETC.)
3	674470	1590	5/27/05	\$497,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	735120	0011	5/28/04	\$835,000	NO MARKET EXPOSURE
3	735120	0015	9/15/05	\$30,000	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
3	735120	0080	7/18/05	\$1,600,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	735120	0145	5/26/04	\$941,000	UNFINISHED AREA
3	735120	0205	5/20/05	\$591,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	766370	0120	12/1/06	\$380,000	QUESTIONABLE DATA

**Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	766370	0150	8/9/05	\$29,946	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	766370	0182	6/8/05	\$170,000	NO MARKET EXPOSURE
3	773850	0185	12/21/05	\$245,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	773850	0330	6/21/06	\$966,000	QUESTIONABLE DATA
3	773850	0380	5/13/04	\$549,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	773850	0440	6/9/04	\$408,000	NO MARKET EXPOSURE
3	773850	0451	8/18/04	\$250,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	773850	0630	8/23/04	\$1,340,000	UNFINISHED AREA
3	773850	0665	6/17/05	\$2,095,000	% COMPLETE
3	773850	0775	7/11/06	\$950,000	NO MARKET EXPOSURE
3	773850	0775	7/11/06	\$950,000	NO MARKET EXPOSURE
3	773910	0285	7/20/06	\$950,000	DIAGNOSTIC OUTLIER
3	812410	0103	11/29/06	\$535,000	PREVIOUS IMPROVEMENT VALUE <=25K
3	932480	0475	1/14/05	\$565,000	DIAGNOSTIC OUTLIER
3	932480	0595	2/18/04	\$375,500	OBSOLESCENCE
3	932480	0695	6/22/05	\$425,000	% NET CONDITION; PREVIOUS IMPROVEMENT VLAUE<=25K
3	932480	0737	5/13/04	\$129,912	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	112504	9177	4/26/04	\$385,000	DIAGNOSTIC OUTLIER
4	317610	0086	6/3/05	\$400,000	QUESTIONABLE DATA
4	317760	0065	12/14/05	\$559,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
4	317910	0020	11/21/05	\$395,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
4	317910	0020	7/12/06	\$680,000	UNFINISHED AREA
4	317910	0285	2/19/04	\$627,000	OBSOLESCENCE
4	317910	0345	3/17/04	\$489,500	DIAGNOSTIC OUTLIER
4	317910	0350	4/20/04	\$475,000	DIAGNOSTIC OUTLIER
4	317910	0478	4/18/06	\$212,415	RELATED PARTY, FRIEND, OR NEIGHBOR
4	317910	0960	8/3/05	\$75,400	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	317910	1240	4/19/04	\$250,000	DOR RATIO; QUIT CLAIM DEED
4	317910	1420	7/27/05	\$1,425,000	NON-REPRESENTATIVE SALE
4	317910	1680	11/21/05	\$825,000	TEAR DOWN
4	317910	1780	6/26/06	\$1,400,000	DIAGNOSTIC OUTLIER
4	317910	2095	7/14/05	\$511,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
4	317910	2170	6/3/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	317910	2280	3/19/04	\$306,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
4	317910	2320	1/27/05	\$435,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
4	318010	0020	6/21/06	\$479,950	RELOCATION - SALE BY SERVICE
4	318010	0030	1/11/05	\$515,000	TEAR DOWN; SEGREGATION AND/OR MERGER
5	032700	0125	2/12/04	\$636,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	032900	0036	3/15/05	\$928,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	033000	0030	8/2/05	\$630,000	PREVIOUS IMPROVEMENT VALUE <=25K
5	042900	0040	3/8/04	\$425,500	NO MARKET EXPOSURE
5	055200	0010	5/24/04	\$700,000	OBSOLESCENCE
5	055200	0035	2/4/05	\$600,000	DIAGNOSTIC OUTLIER
5	318910	0060	6/12/06	\$886,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	318910	0065	11/16/05	\$819,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD

**Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	360750	0080	12/3/04	\$541,699	DOR RATIO
5	360750	0510	6/24/04	\$840,000	NON-REPRESENTATIVE SALE
5	612760	0055	5/12/04	\$525,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	612760	0075	11/29/05	\$625,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	612760	0140	6/21/05	\$778,000	NON-REPRESENTATIVE SALE
5	736360	0055	9/29/05	\$875,000	DIAGNOSTIC OUTLIER
5	736360	0145	10/19/05	\$1,000,000	OBSOLESCENCE
5	736360	0162	10/28/05	\$1,295,000	LIMITED REPRESENTATION
5	736360	0255	8/29/05	\$811,000	DIAGNOSTIC OUTLIER
5	736360	0295	11/10/04	\$587,500	OBSOLESCENCE
5	753330	0035	6/30/05	\$660,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	753380	0120	6/1/05	\$750,000	OBSOLESCENCE; NON-REPRESENTATIVE SALE
5	753380	0190	11/10/04	\$1,285,000	% COMPLETE
5	753380	0275	5/16/06	\$1,285,000	DIAGNOSTIC OUTLIER
5	753380	0565	9/22/04	\$762,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	753380	0900	6/14/04	\$521,000	DOR RATIO
5	892310	0025	12/1/06	\$975,000	ACTIVE PERMIT BEFORE SALE>25K
5	892310	0055	7/19/06	\$1,850,000	SEGREGATION AND/OR MERGER
5	892310	0085	5/25/06	\$930,000	OBSOLESCENCE
5	892360	0075	11/2/06	\$380,000	QUIT CLAIM DEED
5	892360	0125	10/21/04	\$1,000,000	OBSOLESCENCE
5	892410	0105	1/19/05	\$402,000	TEAR DOWN
5	892410	0115	9/27/05	\$757,950	SEGREGATION AND/OR MERGER
5	892410	0150	6/20/06	\$1,311,000	TEAR DOWN
5	892410	0370	1/18/05	\$474,950	% COMPLETE
5	892410	0375	2/6/04	\$391,400	SEGREGATION AND/OR MERGER
5	892410	0375	2/7/05	\$486,000	TEAR DOWN; SEGREGATION AND/OR MERGER
5	892410	0400	2/17/04	\$551,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	892460	0020	3/3/04	\$751,750	NO MARKET EXPOSURE
5	892510	0040	5/23/06	\$940,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	892510	0205	6/17/04	\$567,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	892510	0215	12/1/06	\$684,000	PREVIOUS IMPROVEMENT VALUE <=25K
5	892510	0235	4/14/04	\$1,385,472	NO MARKET EXPOSURE
5	892510	0370	8/3/05	\$945,000	NON-REPRESENTATIVE SALE
5	892510	0425	3/25/05	\$850,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	892610	0135	9/24/04	\$438,000	NO MARKET EXPOSURE
5	892610	0406	7/27/04	\$446,151	STATEMENT TO DOR
5	892660	0220	3/31/05	\$222,500	PARTIAL INTEREST (1/3, 1/2, ETC.)
5	892710	0105	6/29/05	\$395,000	NO MARKET EXPOSURE
5	892710	0105	8/21/06	\$560,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	892760	0060	7/27/04	\$350,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	892810	0015	1/25/05	\$395,000	TEAR DOWN
5	893110	0110	12/7/05	\$970,000	NON-REPRESENTATIVE SALE
5	893410	0070	6/13/06	\$480,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	893410	0070	5/7/04	\$374,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD

**Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	893410	0106	11/30/05	\$870,000	RELOCATION - SALE TO SERVICE
5	893460	0100	1/27/04	\$313,750	NON-REPRESENTATIVE SALE
5	929430	0265	3/16/04	\$410,000	% NET CONDITION; PREVIOUS IMPROVEMENT VLAUE<=25K
5	929430	0380	3/24/04	\$640,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	929430	0405	7/21/04	\$425,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	929430	0485	4/4/05	\$758,000	OBSOLESCENCE
5	929430	0590	12/20/05	\$750,000	NON-REPRESENTATIVE SALE
5	929430	0645	11/14/05	\$1,045,000	NON-REPRESENTATIVE SALE
5	929430	0670	1/27/06	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	929430	0720	4/13/04	\$385,000	PREVIOUS IMPROVEMENT VALUE <=25K



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr